COMMON COUNCIL MEETING AGENDA

MONDAY, JULY 20, 2020 – 6:00 P.M. COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

- 1. CALL TO ORDER
- 2. AGENDA APPROVAL
- 3. **INVOCATION**
- 4. PLEDGE OF ALLEGIANCE
- 5. RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS
- 6. RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL
- 7. COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS
- 8. CONSENT AGENDA
 - a. Approval of Minutes
 - 1. July 6, 2020 Regular Meeting
 - b. Claims
 - 1. General Claims \$ 3,058,457.91
 - 2. Wire Transfers \$29,382,529.88
- 9. ACTION ON MAYORAL VETOES
- 10. **COMMITTEE REPORTS**
 - a. Finance, Utilities and Rules Committee
 - b. Land Use and Special Studies Committee
 - c. All reports designated by the Chair to qualify for placement under this category.
- 11. OTHER REPORTS (at the first meeting of the month specified below):
 - a. Carmel Redevelopment Commission (Monthly)
 - b. Carmel Historic Preservation Commission (Quarterly January, April, July, October)
 - c. Audit Committee (Bi-annual May, October)
 - d. Redevelopment Authority (Bi-annual April, October)
 - e. Carmel Cable and Telecommunications Commission (Bi-annual April, October)
 - f. Economic Development Commission (Bi-annual February, August)
 - g. Library Board (Annual February)
 - h. Ethics Board (Annual February)

- i. Public Art Committee (Annual August)
- j. Parks Department (Quarterly February, May, August, November)
- k. All reports designated by the Chair to qualify for placement under this category.

12. OLD BUSINESS

a. <u>Sixteenth Reading of Ordinance D-2488-19</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 6, Sections 8-56(d) and 8-58(a); Sponsor(s): Councilor(s) Finkam and Worrell. **Remains in the Finance, Utilities and Rules Committee.**

Synopsis:

Ordinance adds vehicle weight restrictions to various City streets.

b. <u>Seventh Reading of Ordinance D-2513-20</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 4, Article 5, Section 4-98 of the Carmel City Code; Sponsor: Councilor Finkam. **TABLED**

Synopsis:

This ordinance codifies the process of applying for economic development incentives from the City of Carmel.

c. <u>Second Reading of Ordinance Z-652-20</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Silvara PUD District Ordinance; Sponsor: Councilor Rider. <u>Sent to the Land Use and Special Studies Committee.</u>

Synopsis:

This ordinance seeks PUD Amendment and Commitment Amendment approval to update certain standards associated with the Silvara PUD Ordinance in order to create a unique European Village design with ancillary carriage garages for Exmoor at Jackson's Grant.

13. PUBLIC HEARINGS

a. <u>First Reading of Ordinance D-2535-20</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Appropriation of Funds from the Operating Balance of the Non-Reverting Center Green Ice Rink Fund (Fund #922); Sponsor: Councilor Finkam

Synopsis:

Appropriates funds received from the Carmel Center Green outdoor ice skating rink during the 2019-2020 season to pay ice rink operating expenses for the 2020-2021 season.

b. <u>First Reading of Ordinance D-2537-20</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the General Fund #101 to the 2020 Information and Communication Systems Department Budget; Sponsor(s): Councilor(s) Campbell, Finkam, Aasen, Hannon, Kimball and Worrell

Synopsis:

This ordinance authorizes and approves an additional appropriation of \$65,020.97 from the General Fund into the 2020 Information and Communication Systems Budget to be used for technology equipment and contracted services fees.

c. <u>First Reading of Ordinance Z-654-20</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing the 146th & Monon Planned Unit Development District; Sponsor: Councilor Rider

Synopsis:

Ordinance Establishes the 146th & Monon Planned Unit Development District Ordinance (the "146th & Monon PUD"). The Ordinance would rezone the real estate from R1 Residential to a Planned Unit Development district allowing the future development of the subject Real Estate for attached single-family residential homes.

d. <u>First Reading of Ordinance Z-653-20</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing Jackson's Grant Village Planned Unit Development District; Sponsor: Councilor Rider

Synopsis:

Ordinance seeks approval to rezone 20.77 acres to PUD/Planned Unit Development in order to develop a mixed use project with single family, townhomes, and neighborhood commercial space. The site is located at the northwest corner of 116th Street and Springmill Rd., just south of the existing Silvara PUD (Z-553-11)/Jackson's Grant development.

- 14. **NEW BUSINESS**
- 15. AGENDA ADD-ON ITEMS
- 16. OTHER BUSINESS
 - a. Property Abatements/Compliance with Statement of Benefits Deadline was June 15, 2020: Sent to the Finance, Utilities and Rules Committee.
 - 1. Digital Mobile Innovations/Allegient
 - 2. Protective Insurance Company/Baldwin & Lyons
 - 3. Belden, Inc.
 - 4. Capital Bank and Trust Co.
 - 5. NextGear Capital/Dealer Services Corporation
 - 6. Meridian Medical Partners, LLC
 - 7. Midcontinent Independent System Operator, Inc (MISO)
 - 8. The Capital Group Companies
 - 9. Blue Horseshoe Solutions, Inc.

- 10. Schlage Lock Company, LLC
- 11. Braun Corporation
- 17. **ANNOUNCEMENTS**
- 18. **EXECUTION OF DOCUMENTS**
- 19. **ADJOURNMENT**

COMMON COUNCIL MEETING MINUTES MONDAY, JULY 6, 2020 – 6:00 P.M. COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE MEETING CALLED TO ORDER Council President Laura Campbell; Council Members: Kevin D. Rider, Sue Finkam, Adam Aasen, Anthony Green, Tim Hannon, H. Bruce Kimball, Miles Nelson, Jeff Worrell and Deputy Clerk Jacob Quinn were present. Council President Campbell called the meeting to order at 6:00 p.m. **AGENDA APPROVAL** Agenda was approved unanimously. **INVOCATION** Mike Polster, Northview Christian Church, delivered the Invocation Councilor Aasen led the Pledge of Allegiance. RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS There were none. RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL Jefty McKinney addressed Council with concerns about children congregating at Veteran's Way Garage. Diana Prickett addressed Council with concerns about children congregating at Veteran's Way Garage. COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS Councilor Aasen thanked Councilor Worrell for his work on the 4th of July fireworks. Councilor Hannon spoke on the importance of individuals wearing masks to help slow the spread of Covid-19. Councilor Finkam explained that State Representative Donna Schaibley has worked on the bills in the legislature would allow locals to establish their own dates and times for fireworks. Councilor Worrell noted that Councilors have clear barriers between each other, and he also thanked Mayor Brainard for his work on the 4th of July Fireworks. He also thanked Northview Christian Church,

46	Carmel Dad's Club, Carmel Clay Parks and all the various city departments who contributed to making
47	the fireworks a success.
48	
49 50	Councilor Nelson wished Councilor Kimball's wife a speedy recovery after her bicycle accident.
50 51	Councilor Kimball encouraged people to wear bike helmets.
52	Councilor Kimban encouraged people to wear blue nemicis.
53	CONSENT AGENDA
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55	Councilor Finkam moved to approve the consent agenda. Councilor Rider seconded. There was no
56 57	Council discussion. Council President Campbell called for the vote. The motion was approved 9-0.
57 58	a. Approval of Minutes
59	
60	1. June 15, 2020 Regular Meeting
61	
62	b. Claims
63 64	1. Payroll \$ 2,980,840.04 and 2,945,906.30
65	2. General Claims \$ 3,194,812.25
66	
67	ACTION ON MAYORAL VETOES
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69 70	There were none.
70 71	COMMITTEE REPORTS
72	
73	Councilor Finkam reported that the Finance, Utilities and Rules Committee had met and Ordinance D-
74	2488-19 remains in committee.
75 76	Councilor Didor on consord that I and Has and Special Studies Committee had not met
76 77	Councilor Rider announced that Land Use and Special Studies Committee had not met.
78	OTHER REPORTS – (at the first meeting of the month specified below):
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80	Henry Mestetsky, Executive Director of the Carmel Redevelopment Commission, gave the monthly
81	report
82 83	The Carmel Historic Preservation Commission report was included in the packet.
84	The Carmer Historic Preservation Commission report was included in the packet.
85	Nancy Heck, Director of Community Relations and Economic Development, gave a report on the Carmel
86	Music and Film Festival. Councilor Finkam expressed concern with moving forward with the festival
87	without any additional support. Specifically, she expressed concern that other city departments would be
88	spending money out of their budgets to help staff and put on the festival.

OLD BUSINESS

Council President Campbell announced the <u>Fifteenth Reading of Ordinance D-2488-19</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 6, Sections 8-56(d) and 8-58(a); Sponsor(s): Councilor(s) Finkam and Worrell. Item remains in the Finance, Utilities and Rules Committee.

Council President Campbell announced the <u>Sixth Reading of Ordinance D-2513-20</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 4, Article 5, Section 4-98 of the Carmel City Code. Item remains TABLED.

PUBLIC HEARINGS

Council President Campbell announced the <u>First Reading of Ordinance D-2529-20</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the General Fund #101 to the 2020 Carmel Police Department Budget. Councilor Rider moved to introduce the item into business. Councilor Finkam seconded. Councilor Rider introduced the item to Council. Chief James Barlow, Carmel Police Department, presented the item to Council. Council President Campbell opened the public hearing at 6:39:54 p.m.

Seeing no one who wished to address Council, Council President Campbell closed the public hearing at 6:40:05 p.m. Councilor Rider moved to suspend the rules and act on this tonight. Councilor Aasen seconded. There was no Council discussion. Council President Campbell called for the vote. The motion was approved 9-0. Councilor Finkam moved to approve Ordinance D-2529-20. Councilor Rider seconded. There was no Council discussion. Council President Campbell called for the vote. **Ordinance D-2529-20** was approved 9-0.

118 Council President Campbell announced the <u>First Reading of Ordinance D-2530-20</u>; An Ordinance of 119 the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional 120 Appropriation of Funds from the General Fund #101 to the Building Operations Fund #1208; Councilor 121 Finkam moved to introduce the item into business. Councilor Kimball seconded. Councilor Finkam 122 introduced the item to Council. Jim Crider, Director of Administration, presented the item to Council. 123 Ashley Ulbricht, City Attorney, addressed Council. Council President Campbell opened the public 124 hearing at 6:48:05 p.m.

Seeing no one who wished to address Council, Council President Campbell closed the public hearing at 6:48:17 p.m. Councilor Finkam moved to suspend the rules and act on this tonight. Councilor Aasen seconded. There was no Council discussion. Council President Campbell called for the vote. The motion was approved 9-0. Councilor Finkam moved to approve Ordinance D-2530-20. Councilor Worrell seconded. There was no Council discussion. Council President Campbell called for the vote. **Ordinance D-2530-20** was approved 9-0.

- Council President Campbell announced the <u>First Reading of Ordinance Z-652-20</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Silvara PUD District Ordinance.
- 136 Councilor Rider moved to introduce the item into business. Councilor Finkam seconded. Councilor Rider
- introduced the item to Council. Steve Hardin, Faegre Drinker, presented the item to Council. Council
- President Campbell opened the public hearing at 6:59:41 p.m.

Seeing no one who wished to address Council, Council President Campbell closed the public hearing at 6:59:57 p.m. Councillor Campbell referred the item to the Land Use and Special Studies Committee.

NEW BUSINESS

Council President Campbell announced <u>Resolution CC 07-06-20-01</u>; A Resolution of the Common Council of the City of Carmel, Indiana, Certain Matters in Connection with the Integrated 126th Street Corridor Economic Development Area (The Corner Allocation Area). Councilor Worrell moved to introduce the item into business. Councilor Rider seconded. Councilor Worrell introduced the item to Council. Councilor Aasen moved to approve Resolution CC 07-06-20-01. Councilor Rider seconded. There was no Council discussion. Council President Campbell called for the vote. **Resolution CC 07-06-20-01** was approved 9-0.

 Council President Campbell announced the <u>First Reading of Ordinance D-2531-20</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Section 8-48 of the Carmel City Code. Councilor Worrell moved to introduce the item into business. Councilor Finkam seconded. Councilor Worrell introduced the item to Council. Jon Oberlander, Assistant Corporation Counsel, presented the item to Council. Councilor Worrell moved to suspend the rules and act on this tonight. Councilor Rider seconded. There was no Council discussion. Council President Campbell called for the vote. The motion was approved 9-0. Councilor Rider moved to approve Ordinance D-2531-20. Councilor Worrell seconded. There was no Council discussion. Council President Campbell called for the vote. **Ordinance D-2531-20** was approved 9-0.

Council President Campbell announced <u>Resolution CC 07-06-20-02</u>; A Resolution of the Common Council of the City of Carmel, Indiana, Re-Affirming the City's Commitment to "Excellence in Policing". Councilor Finkam moved to introduce the item into business. Councilor Worrell seconded. Councilor Finkam introduced the item to Council. Chief James Barlow addressed Council. Councilor Rider expressed his support for this resolution and the Carmel Police Department. Councilor Aasen noted that it is possible to oppose racism, support freedom of speech and support the police and he believes this resolution strikes the right balance. Councilor Hannon encouraged the chief to reach out to groups who are critical for a constructive dialogue. Councilor Finkam moved to approve Resolution CC 07-06-20-02. Councilor Rider seconded. There was no Council discussion. Council President Campbell called for the vote. **Resolution CC 07-06-20-02** was approved 9-0.

Council President Campbell announced the <u>First Reading of Ordinance D-2533-20</u>; An Ordinance of the Common Council of the City of Carmel, Indiana, Adding Chapter 2, Article 1, Section 2-9.4 to the Carmel City Code. Councilor Aasen moved to introduce the item into business. Councilor Finkam seconded. Councilor Aasen introduced the item to Council. Jeff McDermott, President and CEO of the Center for the Performing Arts, presented the item to Council. Doug Haney, Corporation Counsel, addressed Council. Councilor Rider moved to suspend the rules and act on this tonight. Councilor Worrell seconded. There was no Council discussion. Council President Campbell called for the vote. The motion was approved 8-0 (Finkam not present). Council discussion. Council President Campbell called for the vote. **Ordinance D-2531-20** was approved 8-0 (Finkam not present).

- Council President Campbell announced the First Reading of Ordinance D-2532-20; An Ordinance of 186
- 187 the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 3, Sections 8-22 and 8-
- 188 24 of the Carmel City Code. Councilor Rider moved to introduce the item into business. Councilor Aasen
- seconded. Councilor Campbell introduced the item to Council. Benjamin Legge, Assistant Corporation 189
- Counsel, presented the item to Council. Councilor Rider moved to suspend the rules and act on this 190
- 191 tonight. Councilor Aasen seconded. There was no Council discussion. Council President Campbell called
- 192 for the vote. The motion was approved 9-0. Councilor Rider moved to approve Ordinance D-2532-20.
- 193 Councilor Aasen seconded. There was no Council discussion. Council President Campbell called for the 194
 - vote. **Ordinance D-2532-20** was approved 9-0.

195

- 196 Council President Campbell announced the First Reading of Ordinance D-2534-20; An Ordinance of 197 the Common Council of the City of Carmel, Indiana, Adding Chapter 6, Article 4, Section 6-63,
- Subsection (m) and Chapter 6, Article 4, Section 6-73 to the Carmel City Code. Councilor Rider moved to 198
- 199 introduce the item into business. Councilor Finkam seconded, Councilor Kimball introduced the item to
- 200 Council. Doug Haney presented the item to Council. Henry Mestetsky addressed Council. Councilor
- Rider moved to suspend the rules and act on this tonight. Councilor Aasen seconded. There was no 201
- 202 Council discussion. Council President Campbell called for the vote. The motion was approved 8-0 (Green
- 203 not present). Councilor Rider moved to approve Ordinance D-2534-20. Councilor Finkam seconded.
- 204 There was no Council discussion. Council President Campbell called for the vote. Ordinance D-2534-20
- 205 was approved 8-0 (Green not present).

206 207

OTHER BUSINESS

208 209 210

Carmel Cable Telecommunications Commission (Term expires 3/31/22, two-year term); One appointment. Councilor Rider moved to appoint Shannon Minnaar. Councilor Finkam seconded.

Councilor Rider moved to close nominations, Councilor Worrell seconded, Councilor Campbell called for the vote. The motion to appoint Shannon Minnaar was approved 8-0 (Green not present).

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Property Abatements/Compliance with Statement of Benefits – Deadline was June 15, 2020: Items refered to the Finance, Utilities and Rules Committee.

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1. Digital Mobile Innovations/Allegient

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2. Protective Insurance Company/Baldwin & Lyons

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3. Belden, Inc.

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4. Capital Bank and Trust Co.

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5. NextGear Capital/Dealer Services Corporation

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6. Meridian Medical Partners, LLC

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7. Midcontinent Independent System Operator, Inc (MISO)

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8. The Capital Group Companies

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9. Blue Horseshoe Solutions, Inc.

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259 260	Sue Wolfgang, Clerk	

SUNGARD PENTAMATION, INC.

DATE: 07/14/2020

TIME: 12:28:45

CITY OF CARMEL ACCOUNTS PAYABLE - VOUCHER REGISTER

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SUNGARD PENTAMATION, INC.

DATE: 07/14/2020 TIME: 12:28:45

CITY OF CARMEL ACCOUNTS PAYABLE - VOUCHER REGISTER

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ENVIRONMENTAL LABORATORIE 355222 06/30/20 OTHER MAINT SUPPLIES 1125-4238900
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ENVIRONMENTAL LABORATORIE 355222 06/30/20 WATER SAMP-MIDTOWN SPRAY 1125-4238900 54524 150.00 25.00 20.00 270.00 06/30/20 GLOVES 1081-4359016 06/30/20 HAND SANITIZER 1081-4359016 06/30/20 GLOVES CREDIT 1081-4359016 06/30/20 HAND SANITIZER 1081-4359016 06/30/20 GLOVES 1081-4359016 06/30/20 GLOVES 1081-4359016 06/30/20 GLOVES CREDIT 1081-4359016 98.50 FERGUSON FACILITIES SUPPL 355223 FERGUSON FACILITIES SUPPL 355223 636.00 FERGUSON FACILITIES SUPPL 355223 -636.00 FERGUSON FACILITIES SUPPL 355223 636.00 FERGUSON FACILITIES SUPPL 355223 -98.50 98.50 FERGUSON FACILITIES SUPPL 355223 98.50 -636.00 FERGUSON FACILITIES SUPPL 355223 98.50 1095-4239040 407.10 06/30/20 FOOD & BEVERAGES GOLD MEDAL PRODUCTS 355224 407.10 06/30/20 OTHER MAINT SUPPLIES 1093-4238900 165.00 GRAYBAR ELECTRIC CO, INC 355225 06/30/20 COTHER MAINT SUPPLIES 1093-4238900 165.00

06/30/20 2020 LANDSCAPING 1125-4350400 54192 461.00

06/30/20 2020 LANDSCAPING 1125-4350400 54192 1.715.00

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06/30/20 2020 LANDSCAPING 1125-4350400 54192 310.00

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06/30/20 2020 LANDSCAPING 1125-4350400 54192 75.00

06/30/20 2020 LANDSCAPING 1125-4350400 54192 75.00 165.00 GREEN TOUCH SERVICES, INC 355226 8,342.00 07/01/20 BUILDING REPAIRS & MAINT 1093-4350100 07/01/20 EQUIPMENT REPAIRS & MAINT 1093-4350000 250.00 GRUNAU COMPANY INC OF IND 355227 GRUNAU COMPANY INC OF IND 355227 80.00 330.00 105.36 07/01/20 FOOD & BEVERAGES 1095-4239040 HOME CITY ICE 355228 105.36 MICHAEL KLITZING 355229 07/01/20 CELLULAR PHONE FEES 1125-4344100 50.00 50.00 248.14 07/01/20 COPIER 1081-4353004 KONICA MINOLTA BUSINESS S 355230 248.14 07/01/20 GENERAL PROGRAM SUPPLIES 1082-4239039 355231 33.91 KROGER CO 2,856.34 33.91 07/01/20 SAFETY SUPPLIES 1094-4239012 07/01/20 SAFETY SUPPLIES 1094-4239012 THE LIFEGUARD STORE INC 355232 THE LIFEGUARD STORE INC 355232 07/01/20 BUILDING REPAIRS & MAINT 1125-4350100 225.00 07/01/20 CENTRAL PARK LATRINE SERV 1125-4350100 54477 250.00 3,096.32 MAC'S SEPTIC LLC 355233
MAC'S SEPTIC LLC 355233 475.00

NORTHERN SAFETY CO, INC 355234 07/01/20 SAFETY SUPPLIES 1094-4239012

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						360.00
CHRISTINA BARNES	355258	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	540.00	540.00
YVONNE BATES	355259	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	142.50	142.50
AMANDA BENADERET	355260	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	2,564.84	2,564.84
KIMBERLE BENTFIELD	355261	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	95.00	
DANIELLE BIRK	355262	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	47.50	95.00
CHRISTIANA BLINE	355263	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	180.00	47.50
CHRISTINE CASTERLINE	355264	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	720.00	180.00
CHRISTINE CASTERLINE	355264		REFUNDS AWARDS & INDEMIT		190.00	910.00
ESTHER CHON	355265	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	192.00	192.00
LINDSAY CLARK	355266	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	180.00	180.00
YUE CUI	355267		REFUNDS AWARDS & INDEMIT		145.00	180.00
YUE CUI YUE CUI	355267 355267) REFUNDS AWARDS & INDEMIT) REFUNDS AWARDS & INDEMIT		427.50 142.50	
102 201		, ,				715.00
JULIA DOFFIN	355268 355268) REFUNDS AWARDS & INDEMIT) REFUNDS AWARDS & INDEMIT		570.00 2,090.00	
JULIA DOFFIN	333200					2,660.00
KATHY DRAKE	355269 355269) REFUNDS AWARDS & INDEMIT) REFUNDS AWARDS & INDEMIT		570.00 1,140.00	
KATHY DRAKE	355269				,	1,710.00
YOU DU	355270	07/01/20) REFUNDS AWARDS & INDEMIT) REFUNDS AWARDS & INDEMIT	Y 1082-4358400 Y 1082-4358400	285.00 427.50	
YOU DU	355270	0//01/20) REFUNDS AWARDS & INDENTI	1 1002-4330400		712.50
JILL ENGERER	355271	07/01/20) REFUNDS AWARDS & INDEMIT	Y 1082-4358400	1,282.42	1,282.42
ROBERTO FALCONI	355272	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	1,080.00	1,202.42
ROBERTO FALCONI	355272		REFUNDS AWARDS & INDEMIT		360.00	7 440 00
JEFFREY FECHT	355273	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	360.00	1,440.00
OBFFREI FECHI	333273					360.00
AMANDA GILLIM	355274	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	255.00	255.00
ASHLEY GIRARDI	355275	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	712.50	710 50
LORI GREENE	355276	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	180.00	712.50
JACQUELINE GRIMM	355277		O REFUNDS AWARDS & INDEMIT		190.00	180.00
OACQUELINE GRIMM		, ,				190.00
AMY GUNN AMY GUNN	355278 355278		O REFUNDS AWARDS & INDEMIT O REFUNDS AWARDS & INDEMIT		380.00 190.00	
AMI GONN	333270					570.00
SUSAN HARGROVE	355279	07/01/20	O REFUNDS AWARDS & INDEMIT	Y 1082-4358400	285.00	285.00
CHRISTOPHER HARRISON	355280	07/01/20	REFUNDS AWARDS & INDEMIT	Y 1082-4358400	540.00	
KELLY HART	355281	07/01/20	O REFUNDS AWARDS & INDEMIT	Y 1082-4358400	380.00	540.00
						380.00
CHRIS HENRY	355282	07/01/20	O REFUNDS AWARDS & INDEMIT	Y 1082-4358400	285.00	

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DATE DESCRIPTION KEY ORGAN-ACCOUNT P.O. INVOICE AMT CHECK AMT CHECK NO VENDOR NAME 285,00 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 LAURA HOILAND 355283 360.00 355284 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 498.71 ALYSSA HOLSTEN 498.71 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 CHELSEA HORSLEY 355285 360.00 CECELIA HUDSON 355286 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 720.00 720.00 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 142.50 SARAH KEEHN 355287 SARAH KEEHN 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 142.50 355287 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 355287 285.00 SARAH KEEHN 570.00 ADRIENNE KEELING 355288 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 159.00 159.00 ASHLEY KEIM 355289 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 360.00 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 JOB KELLER 355290 332.50 332.50 NATALIE KORIATH 355291 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 180.00 180.00 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 2,564.84 JESSICA KUESTER 355292 2,564.84 355293 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 SARAH LACKERMANN 360.00 NICOLE LAUGHREY 355294 07/01/20 REFUNDS AWARDS & INDEMITY 1081-4358400 93.50 93.50 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 218.50 KYLE LENIG 355295 218.50 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 720.00 MENG LI 355296 720.00 JEAN LLOYD 355297 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 360.00 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 190.00 TANIA MAKINS 355298 190.00 CHRISTINE MAYES 355299 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 142.50 142.50 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 LAURA MCNAB 355300 142.50 142.50 DEBRA MILLER 355301 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 190.00 DEBRA MILLER 355301 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 190.00 380.00 JAY MILLER 355302 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 1,092.50 1,092.50 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 KE MIN 355303 360.00 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 665.00 JAMES MOLITOR 355304 665.00 JILL MOORE 355305 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 570.00 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 JILL MOORE 355305 570.00 1,140.00 FAICAL NASRI 355306 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 360.00 STACI NAYERI 355307 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 360.00 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 190.00 SUSAN NORTHROP 355308 190.00 07/01/20 REFUNDS AWARDS & INDEMITY 1082-4358400 NKECHI NWAFO 355309 1,260.00

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NKECHI NWAFO	355309	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	72.42	1 222 42
VANDANA PASSEY	355310	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	142.50	1,332.42
SUDAKSHINA PAUL	355311	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	1,899.84	142.50
RENAY PEGG	355312	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	180.00	1,899.84
HUAXING PEI HUAXING PEI	355313 355313		REFUNDS AWARDS & INDEMITY REFUNDS AWARDS & INDEMITY		180.00 380.00	180.00
ANDREW PETERSON	355314	07/01/20	REFUNDS AWARDS & INDEMITY	1092-4358400	582.00	560.00
JENNIFER PHAN	355315	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	142.50	582.00
CHRISTA PHELPS	355316	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	360.00	142.50
JULIE PIKE JULIE PIKE	355317 355317		REFUNDS AWARDS & INDEMITY REFUNDS AWARDS & INDEMITY		190.00 190.00	360.00
ASHISH POTLURI ASHISH POTLURI	355318 355318		REFUNDS AWARDS & INDEMITY REFUNDS AWARDS & INDEMITY		569.96 855.00	380.00
NATHAN POUCHER	355319	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	1,282.50	1,424.96
ARUNIMA RAM	355320	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	180.00	1,282.50
AMY RENDALL AMY RENDALL	355321 355321		REFUNDS AWARDS & INDEMITY REFUNDS AWARDS & INDEMITY		380.00 380.00	180.00
ANGELA SANDERS ANGELA SANDERS ANGELA SANDERS	355322 355322 355322	07/01/20	REFUNDS AWARDS & INDEMITY REFUNDS AWARDS & INDEMITY REFUNDS AWARDS & INDEMITY	1082-4358400	633.98 570.00 1,045.00	760.00
SHELLY SHI	355323	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	380.00	2,248.98
BRIAN SLOWEY	355324	07/01/20	REFUNDS AWARDS & INDEMITY	1092-4358400	44.00	380.00
VICTORIA SNYDER	355325	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	902.50	44.00
SUSHIL SONGIRKAR	355326	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	953.92	902.50
SVETLANA SOUDAT	355327	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	360.00	953.92
CARA SPACCARELLI	355328	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	285.00	360.00
JENNA STEWART	355329	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	190.00	285.00
DAVID TRAVIS DAVID TRAVIS	355330 355330		REFUNDS AWARDS & INDEMITY REFUNDS AWARDS & INDEMITY		427.50 142.50	190.00
AIMEE VALENTINE	355331		REFUNDS AWARDS & INDEMITY		900.00	570.00
PRAVEEN VANKAYALA	355332		REFUNDS AWARDS & INDEMITY		570.00	900.00
PING WANG	355333		REFUNDS AWARDS & INDEMITY		712.50	570.00
ERICA WILSON	355334		REFUNDS AWARDS & INDEMITY		180.00	712.50

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		/ /				180.00
SARAH WOOD	355335			1082-4358400		380.00
GUIXIANG XU	355336	07/01/20	REFUNDS AWARDS & INDEMITY		427.50	427.50
MOMI YAMANAKA	355337	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	1,800.00	1,800.00
DEMI ZARVOS	355338	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	380.00	380.00
SARA ZEMBRODT SARA ZEMBRODT SARA ZEMBRODT	355339 355339 355339	07/01/20 07/01/20	REFUNDS AWARDS & INDEMITY REFUNDS AWARDS & INDEMITY REFUNDS AWARDS & INDEMITY	1082-4358400 1082-4358400 1082-4358400	142.50 427.50 142.50 427.50	3,00.00
SARA ZEMBRODT	355339	07/01/20	REFUNDS AWARDS & INDEMITY	1082-4358400	427.50	1,140.00
DUKE ENERGY	355340 355340 355340 355340 355340 355340 355340 355340	07/07/20 07/07/20 07/07/20 07/07/20 07/07/20 07/07/20 07/07/20 07/07/20	REFUNDS AWARDS & INDEMITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY	1125-4348000 1125-4348000 1125-4348000 1125-4348000 1091-4348000 1091-4348000 110-4348000 110-4348000	70.13 30.26 98.06 10.16 134.78 5,552.55 32,020.06 658.22	-,
INDIANA DEPT OF WORKFORCE	355341	07/07/20	FULL TIME REGULAR	1125-4110000	21,027.39	38,574.22
IPL IPL IPL IPL	355342 355342 355342 355342	07/07/20 07/07/20 07/07/20	ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY	1125-4348000 1125-4348000 1125-4348000 110-4348000	60.28 84.85 40.00	21,027.39
						1,655.95
ORACLE ELEVATOR	355343	, ,	BUILDING REPAIRS & MAINT	1093-4350100	998.40	998.40
ACE-PAK PRODUCTS INC ACE-PAK PRODUCTS INC ACE-PAK PRODUCTS INC	355344 355344 355344	07/07/20	GENERAL PROGRAM SUPPLIES OTHER MAINT SUPPLIES OTHER MAINT SUPPLIES	1082-4239039 1093-4238900 1093-4238900	94.19 1,005.87 94.19	
ADP INC ADP INC ADP INC	355345 355345 355345	07/07/20	OTHER PROFESSIONAL FEES	1125-4341999 1081-4341999 1091-4341999	280.94 309.42 817.48	1,194.25
AMERICAN RED CROSS-HLTH &	: 355346	07/07/20	OTHER FEES & LICENSES		570.00	1,407.84
KURTIS BAUMGARTNER KURTIS BAUMGARTNER	355347 355347		OTHER FEES & LICENSES CELLULAR PHONE FEES	1125-4358300 1125-4344100	20.00 50.00	570.00
ALPHA CARD	355348	07/07/20	GENERAL PROGRAM SUPPLIES	110-4239039	1,180.00	70.00
CARDMEMBER SERVICE	355349 355349 355349 355349 355349 355349 355349 355349 355349 355349	07/07/20 07/07/20 07/07/20 07/07/20 07/07/20 07/07/20 07/07/20 07/07/20 07/07/20	COVID-19 MARKETING & PROMOTIONS GENERAL PROGRAM SUPPLIES GENERAL PROGRAM SUPPLIES OFFICE SUPPLIES MARKETING & PROMOTIONS TELEPHONE LINE CHARGES RETAIL GOODS BUILDING REPAIRS & MAINT OTHER MAINT SUPPLIES SMALL TOOLS & MINOR EQUIP	1091-4359016 1081-4341991 1082-4239039 1082-4239039 1091-4230200 1091-4341991 1091-4344000 1092-4239045 1093-4350100 1094-4238900 1094-4238900	300.18 186.50 147.83 38.84 626.71 186.50 184.91 504.52 907.00 205.53 543.33	1,180.00

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CARDMEMBER SERVICE CARDMEMBER SERVICE	355349 355349	07/07/20	SAFETY SUPPLIES GENERAL PROGRAM SUPPLIES	1094-4239012 1096-4239039		680.69 46.56 130.00 43.49 60.33 2,063.00 104.98 331.57 46.41	
	355349	07/07/20	GARAGE & MOTOR SUPPLES	1125-4232100		130.00	•
CARDMEMBER SERVICE			OTHER MAINT SUPPLIES	1125-4238900		43 49	
CARDMEMBER SERVICE	355349	07/07/20	GENERAL PROGRAM SUPPLIES	1125-4230500		60.33	
CARDMEMBER SERVICE	355349	07/07/20	GENERAL PROGRAM SUPPLIES	1105 4055000		2 063 00	
CARDMEMBER SERVICE	355349		ORGANIZATION & MEMBER DUE	1125-4355500		2,063.00	
CARDMEMBER SERVICE	355349		CABLE SERVICE	1125-4349500		104.90	
CARDMEMBER SERVICE	355349	07/07/20	COVID-19	1125-4359016		331.57	
CARDMEMBER SERVICE	355349	07/07/20	TELEPHONE LINE CHARGES	110 1311000		46.41 1,005.07	·
CARDMEMBER SERVICE	355349	07/07/20	COVID-19	1081-4359016		1,005.07	
							8,343.95
CARDNO INC	355350	07/07/20	WEST PARK THE GROVES PLUG	106-R5023990	53439	195.00	
CHIDIO INC		, . ,					195.00
CARMET TETT TETT	355351	07/07/20	WATER & SEWER	1125-4348500		372.50	
CARMEL UTILITIES	355351		WATER & SEWER	1125-4348500		. 470.42	
CARMEL UTILITIES				110-4348500		177.04	
CARMEL UTILITIES	355351			1125-4348500		79.50	
CARMEL UTILITIES	355351					5.68	
CARMEL UTILITIES	355351	07/07/20	WATER & SEWER	1125-4348500		5.66	1,105.14
						245 11	1,105.14
CINTAS CORPORATION #18	355352		OTHER MAINT SUPPLIES	1093-4238900		347.11	
CINTAS CORPORATION #18	355352	07/07/20	OTHER MAINT SUPPLIES	1093-4238900		450.39	
							797.50
SARA CLARK	355353	07/07/20	CELLULAR PHONE FEES	1125-4344100		100.00	
BAILA CLIMIC	33352	,,					100.00
CLEANTELLIGENT SOFTWARE	355354	07/07/20	INFO SYS MAINT/CONTRACTS	1125-4341955		441.00	
	355354	07/07/20	INFO SYS MAINT/CONTRACTS	1091-4341955		441.00	
CLEANTELLIGENT SOFTWARE	222224	07/07/20	INTO DID PRILITY CONTROLO				882.00
THE RESERVE AS THE PARTY OF THE	255255	07/07/20	EQUIPMENT REPAIRS & MAINT	1093-4350000		317.00	
ELLIS MECHANICAL & ELECTI		07/07/20	EQUIPMENT REPAIRS & MAINT	1003 4350000		1,288.58	
ELLIS MECHANICAL & ELECTI		07/07/20	EQUIPMENT REPAIRS & MAINT	1093-4350000		264.00	
ELLIS MECHANICAL & ELECTI		07/07/20	BUILDING REPAIRS & MAINT	1093-4350100		2,845.14	
ELLIS MECHANICAL & ELECTI		07/07/20	EQUIPMENT REPAIRS & MAINT	1094-4350000		4,645.14	
ELLIS MECHANICAL & ELECT	R 355355	07/07/20	SERV CALL-SPALSH PAD	1125-4237000	54573	659.91	= 254 62
							5,374.63
ENVIRONMENTAL LABORATORI	355356		WEEKLY WATER SAMPLE	1125-4238900	54485	25.00	
ENVIRONMENTAL LABORATORI		07/07/20	WATER SAMP-MIDTOWN SPRAY	1125-4238900	54524	25.00	
ENVIRONMENTAL LABORATORI	355356	07/07/20	OTHER CONT SERVICES	1094-4350900		120.00	
ENVIRONIEM INDOMINATION		.,.,,					170.00
FASTENAL COMPANY	355357	07/07/20	STREET SIGNS	1125-4239031		65.94	
FASTENAL COMPANY	355357	07/07/20	BIREBI BIONE				65.94
	255250	07/07/00	PUMP FOR FOGGER MACHI	1081-4359016		25.62	
GRAINGER	355358	07/07/20	EQUIPMENT REPAIRS & MAINT	1001-4355010		331.37	
GRAINGER	355358	07/07/20	EQUIPMENT REPAIRS & MAINI	1003-4330000		172.39	
GRAINGER	355358	07/07/20	OTHER MAINT SUPPLIES	1093-4238900		172.39	529.38
				4004 4050400		701 05	549.30
GREEN TOUCH SERVICES, IN	C 355359	07/07/20	GROUNDS MAINTENANCE	1094-4350400		701.25	E01 0F
							701.25
HOOSIER PORTABLE RESTROOM	M 355360	07/07/20	HAND WASHING STAT RENTAL		54567		
HOOSIER PORTABLE RESTROOM		07/07/20	PORTABLE RESTROOMS	1125-4353099	54433	160.00	
HOOSIER PORTABLE RESTROOM		07/07/20	PORTABLE RESTROOMS	1125-4353099	54433	160.00	
1100DIDECTORINGED 1120TITO		* . , ,					1,780.00
RYAN HORINE	355361	07/07/20	SECURITY SERVICES	1091-4341992		280.00	
	355361		SECURITY SERVICES	1091-4341992		320.00	
RYAN HORINE	22220T	01/01/20	OHCORTIT DHILVICHO				600.00
	255260	05/05/00	OMITED DECEMENTAL PERC	1081-4341999		49.50	333.00
IRON MOUNTAIN INC	355362		OTHER PROFESSIONAL FEES			49.50	
IRON MOUNTAIN INC-	355362	07/07/20	OTHER PROFESSIONAL FEES	1091-4341999		49.50	00 00
							99.00
JEFFREY ALLEN KERNS	355363	07/07/20	SECURITY SERVICES	1091-4341992		320.00	
							320.00
THE LIFEGUARD STORE INC	355364	07/07/20	SMALL TOOLS & MINOR EQUIP	1094-4238000		141.00	

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CHECK NO DATE DESCRIPTION KEY ORGAN-ACCOUNT P.O. INVOICE AMT CHECK AMT VENDOR NAME 141.00 07/07/20 OTHER PROFESSIONAL FEES 1081-4341999 450.00 MAGERS BOOKKEEPING SERVIC 355365 07/07/20 OTHER PROFESSIONAL FEES 1091-4341999 435.00 MAGERS BOOKKEEPING SERVIC 355365 07/07/20 OTHER PROFESSIONAL FEES 1125-4341999 120.00 MAGERS BOOKKEEPING SERVIC 355365 07/07/20 OTHER PROFESSIONAL FEES 110-4341999 175.00 MAGERS BOOKKEEPING SERVIC 355365 1,180.00 07/07/20 CRIMINAL BACKGROUND CHEC 1091-4341990 555.00 355366 NCSI 555.00 1094-4239012 29.70 NORTHERN SAFETY CO, INC 355367 07/07/20 SAFETY SUPPLIES 29.70 355368 07/07/20 INFO SYS MAINT/CONTRACTS 1125-4341955 88.00 ON RAMP INDIANA INC 07/07/20 INFO SYS MAINT/CONTRACTS 1081-4341955 44.00 ON RAMP INDIANA INC 355368 07/07/20 INFO SYS MAINT/CONTRACTS 1091-4341955 1,628.00 ON RAMP INDIANA INC 355368 1125-4359016 44.00 07/07/20 IT SERVICES ON RAMP INDIANA INC 355368 07/07/20 IT SERVICES 1081-4359016 88.00 ON RAMP INDIANA INC 355368 355368 07/07/20 IT SERVICES 1091-4359016 88.00 ON RAMP INDIANA INC 1,980.00 OVR EQUIPMENT SALES & REN 355369 07/07/20 FOGGER CHEMICAL FOR M 1091-4359016 1,338.00 1,338.00 07/07/20 AUTO REPAIR & MAINTENANCE 1125-4351000 69.78 P F M CAR & TRUCK CARE CE 355370 07/07/20 AUTO REPAIR & MAINTENANCE 1125-4351000 49.95 P F M CAR & TRUCK CARE CE 355370 119.73 355371 07/07/20 OTHER MISCELLANEOUS 110-4239099 4,564.95 POOPRINTS 07/07/20 OTHER PROFESSIONAL FEES 110-4341999 17.95 POOPRINTS 355371 4,582.90 1091-4358300 1,150.00 07/07/20 OTHER FEES & LICENSES POWER DMS 355372 1,150.00 07/07/20 HAND SANITIZING STATIONS 1125-4359016 54442 7,740.00 355373 MAX-R 7,740.00 07/07/20 MONON BLVD ANNUAL SERVICE 1125-4350900 54295 RAY'S TRASH SERVICE INC 355374 631.58 631.58 5.99 READY REFRESH BY NESTLE 355375 07/07/20 00F6701007049 1081-4350900 5.99 75.00 REPUBLIC WASTE SERVICES O 355376 07/07/20 TRASH COLLECTION 110-4350101 75.00 07/07/20 2020 OFFICE TRASH SERVICE 1125-4350101 53949 205.00 REPUBLIC WASTE SERVICES O 355377 205.00 1081-4359016 405.00 SOROS CLINICAL SOLUTIONS 07/07/20 STAFF FOR COVID TEST 07/07/20 STAFF FOR COVID TEST 1091-4359016 3,915.00 SOROS CLINICAL SOLUTIONS 355378 07/07/20 STAFF FOR COVID TEST 1091-4359016 1,890.00 SOROS CLINICAL SOLUTIONS 355378 6,210.00 07/07/20 OFFICE SUPPLIES 1091-4230200 29.51 STAPLES BUSINESS ADVANTAG 355379 STAPLES BUSINESS ADVANTAG 355379 07/07/20 OFFICE SUPPLIES 1091-4230200 9.98 68.98 STAPLES BUSINESS ADVANTAG 355379 07/07/20 OTHER MAINT SUPPLIES 1093-4238900 108.47 1,097.99 07/07/20 FOOD & BEVERAGES 1095-4239040 SYSCO FOOD SERVICES 355380 SYSCO FOOD SERVICES 07/07/20 FOOD & BEVERAGES 1095-4239040 2,101.41 355380 3,199.40 TRICO REGIONAL SEWER UTIL 355381 1125-4348500 61.39 07/07/20 WATER & SEWER 1125-4348500 100.79 TRICO REGIONAL SEWER UTIL 355381 07/07/20 WATER & SEWER 07/07/20 WATER & SEWER 1125-4348500 16.31 TRICO REGIONAL SEWER UTIL 355381 33.51 07/07/20 WATER & SEWER 1125-4348500 TRICO REGIONAL SEWER UTIL 355381 07/07/20 WATER & SEWER TRICO REGIONAL SEWER UTIL 355381 1091-4348500 35.13 TRICO REGIONAL SEWER UTIL 355381 07/07/20 WATER & SEWER 1091-4348500 784.33 TRICO REGIONAL SEWER UTIL 355381 07/07/20 WATER & SEWER 1091-4348500 1,030.19 TRICO REGIONAL SEWER UTIL 355381 07/07/20 WATER & SEWER 110-4348500 117.95 2,179.60 WAL-MART COMMUNITY 355382 07/07/20 GENERAL PROGRAM SUPPLIES 1082-4239039 85.62

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VENDOR NAME CHECK NO DATE DESCRIPTION KEY ORGAN-ACCOUNT P.O. INVOICE AMT CHECK AMT 07/07/20 GENERAL PROGRAM SUPPLIES 1082-4239039 64.49 WAL-MART COMMUNITY 355382 07/07/20 GENERAL PROGRAM SUPPLIES 1082-4239039 WAL-MART COMMUNITY 355382 54.30 204.41 07/07/20 STAFF CLOTHING 1125-4356004 156.80 RAY MARKETING BY PROFORMA 355383 07/07/20 STAFF CLOTHING 1081-4356004 156.80 RAY MARKETING BY PROFORMA 355383 313.60 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 180.00 RICHARD BRYANT 355384 180.00 07/07/20 REFUNDS AWARDS & INDEMITY 1096-4358400 50.00 ANITA CAPPA 355385 50.00 JOHN CLEARY 355386 07/07/20 REFUNDS AWARDS & INDEMITY 1081-4358400 415.00 415.00 355387 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 180.00 BETHANY COVINGTON 180.00 355388 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 900.00 JENNIFER FREDERICK 900.00 MARIA GOLDENBERG 355389 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 190.00 MARIA GOLDENBERG 355389 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 380.00 570.00 355390 07/07/20 REFUNDS AWARDS & INDEMITY 1095-4358400 107.00 TIANYA GUISSE-BRYSON 107.00 STEPHANIE HEINCKER 355391 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 340.00 340.00 355392 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 ERIN HUSBAND 360.00 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 NATALIE KORIATH 355393 360.00 DAVID LEAP 07/07/20 REFUNDS AWARDS & INDEMITY 1081-4358400 162.00 355394 162.00 JEAN LLOYD 355395 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 1,080.00 1,080.00 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 JESSICA MCFATRIDGE 355396 360.00 FAICAL NASRI 355397 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 540.00 540.00 07/07/20 REFUNDS AWARDS & INDEMITY 1096-4358400 94.00 JEFFREY NUGENT 355398 94.00 07/07/20 REFUNDS AWARDS & INDEMITY 1092-4358400 408.00 CLYDE PENNINGTON 355399 408.00 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 180.00 SARAH ABDULLAH 355400 180.00 AMY STANKIEWICZ 355401 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 180.00 180.00 OTTO SZALAVARI 355402 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 180.00 180.00 CAROL TOWNSEND 355403 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 180.00 180.00 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 SARAH TURNER 355404 360.00 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 360.00 ANN VU 355405 360.00 NATALIE WEAVER 07/07/20 REFUNDS AWARDS & INDEMITY 1082-4358400 255.00 355406 255.00 JUDY WILSON 355407 07/07/20 REFUNDS AWARDS & INDEMITY 1096-4358400 19.34 19.34 360 PROPERTIES LLC 355408 07/07/20 CLEANING SERVICES 1115-4350600 500.00 500.00 777.00 ACE-PAK PRODUCTS INC 355409 07/07/20 OTHER MAINT SUPPLIES 2201-4238900

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C T W ELECTRICAL CO, INC	355430	07/07/20	REPAIR PARTS	2201-4237000		75.69	75.69
CARMEL TROPHIES PLUS LLC	355431	07/07/20	OTHER CONT SERVICES	1120-4350900		12.00	12.00
aan Tuniamning Tua	255422	07/07/20	OTHER EXPENSES	651-5023990		321.58	12.00
CCP INDUSTRIES INC	355432			651-5023990		28.13	
CCP INDUSTRIES INC	355432	07/07/20	OTHER EXPENSES			76.26	
CCP INDUSTRIES INC	355432	07/07/20	OTHER EXPENSES	651-5023990		76.26	105 05
							425.97
CERES SOLUTIONS	355433	07/07/20	DIESEL FUEL	2201-4231300		575.47	
CERES SOLUTIONS	355433	07/07/20	GASOLINE	1207-4231400		572.15	
CERES SOLUTIONS	355433	07/07/20	DIESEL FUEL	1207-4231300		523.85	
CHICAGO GOLIO LA LOLIO		//					1,671.47
CERES SOLUTIONS	355434	07/07/20	GARAGE & MOTOR SUPPIES	1120-4232100		638.00	•
CEKES SOLIDITONS	222424	07/07/20	GINGIGE & HOLOR DOLLARD				638.00
	255425	05/05/00	OMITTO EXPENSES	651-5023990		137.74	030.00
CHAPMAN ELEC SUPPLY INC	355435	07/07/20	OTHER EXPENSES	651-5023990		137.74	125 54
							137.74
CHURCH CHURCH HITTLE & AN	7 355436	07/07/20	OTHER CONT SERVICES	1120-4350900		40.00	
•							40.00
CINTAS CORPORATION #18	355437	07/07/20	LAUNDRY SERVICE	2201-4356501		531.37	
CINTAS CORPORATION #18	355437		LAUNDRY SERVICE	2201-4356501		195.21	
			UNIFORMS	1207-4356001		20.71	
CINTAS CORPORATION #18	355437			1207-4356001		208.10	
CINTAS CORPORATION #18	355437	07/07/20	UNIFORMS	1207-4356001		208.10	255 20
							955.39
CINTAS	355438		OTHER EXPENSES	601-5023990		40.44	
CINTAS	355438	07/07/20	OTHER EXPENSES	651-5023990		40.43	
CINTAS	355438	07/07/20	OTHER EXPENSES	651-5023990		89.11	
CINTAS	355438	07/07/20	OTHER EXPENSES	601-5023990		41.51	
CINTAS	355438		OTHER EXPENSES	651-5023990		41.50	
CINIAS	222#20	07/07/20	OTHER DATEMENT	031 3013330		12.50	252.99
	255420	07/07/00	ED A GIL COLLECTION	1120-4350101		107.39	232.33
CLAY TOWNSHIP	355439		TRASH COLLECTION	1120-4330101			
CLAY TOWNSHIP	355439		ELECTRICITY	1120-4348000		845.19	
CLAY TOWNSHIP	355439			1120-4349000		79.10	
CLAY TOWNSHIP	355439	07/07/20	NATURAL GAS	1120-4349000		122.10	
CLAY TOWNSHIP	355439	07/07/20	WATER & SEWER	1120-4348500		135.54	
CLAY TOWNSHIP	355439		WATER & SEWER	1120-4348500 1120-4348500		190.99	
CEMI TOWNSHIEL	333133	0.,0.,=0					1,480.31
COMPASS MINERALS AMERICA	255440	07/07/20	OTHER EXPENSES	601-5023990		2,760.50	
			OTHER EXPENSES	601-5023990		2,805.39	
COMPASS MINERALS AMERICA							
COMPASS MINERALS AMERICA				601-5023990		2,656.47	
COMPASS MINERALS AMERICA			OTHER EXPENSES	601-5023990		2,814.15	
COMPASS MINERALS AMERICA	355440	07/07/20	OTHER EXPENSES	601-5023990		2,746.26	
							13,782.77
CONTAINMENT TECHNOLOGIES	355441	07/07/20	OTHER EXPENSES	651-5023990		70.00	
		. , ,					70.00
CORE & MAIN	355442	07/07/20	SPECIAL DEPT SUPPLIES	2201-4239011		398.69	
	355442		OTHER EXPENSES	601-5023990		561.60	
CORE & MAIN				601-5023990		1,279.65	
CORE & MAIN	355442	07/07/20	OTHER EXPENSES	601-3023990		1,2/9.63	2,239.94
	•		·				2,239.94
CROSSROAD ENGINEERS, PC	355443	07/07/20	ON-CALL CONSULTING SERV	1115-4340400	104056	1,585.00	
							1,585.00
CUMMINS CROSSPOINT	355444		REPAIR PARTS	1120-4237000		97.92	
CUMMINS CROSSPOINT	355444	07/07/20	REPAIR PARTS	1120-4237000		69.29	
CUMMINS CROSSPOINT	355444		REPAIR E346	1120-4237000 1120-4237000 1120-4351000	104073	16,507.21	
COLUMN CHODDI OTHI	555111	5., 5., 20					16,674.42
BACT B CHCOOM MOODMODICENC	SEEAAE	07/07/20	TRAFFIC SIGNS	2201-4239030		1,400.00	20,0.2.12
EAGLE CUSTOM WOODWORKING	333445	0//0//20	TIMELIC DIGNO	22U1-42JJUJU		1,400.00	1,400.00
		0= /0= /0=	ALMONORATE TEACE	011 4250500		052 20	1,400.00
EAN SERVICES, LLC	355446	07/07/20	AUTOMOBILE LEASE AUTOMOBILE LEASE	911-4352600		853.30	
EAN SERVICES, LLC	355446	07/07/20	AUTOMOBILE LEASE	1110-4352600		853.30	

SUNGARD PENTAMATION, INC.

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ACCOUNTS. PAYABLE - VOUCHER REGISTER

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
						1,706.60
INDIANA BRICK CO	355447	07/07/20	OTHER MAINT SUPPLIES	2201-4238900	19.35	19.35
EMBROIDERY PLUS	355448	07/07/20	UNIFORMS	1120-4356001	53.00	53.00
ENVIRONMENTAL LABORATORIE	355449 355449 355449 355449 355449	07/07/20 07/07/20 07/07/20 07/07/20 07/07/20 07/07/20	OTHER EXPENSES	601-5023990 601-5023990 601-5023990 601-5023990 601-5023990 601-5023990 601-5023990 601-5023990	63.00 262.50 10.50 262.50 10.50 150.00 705.00 22.50	1,486.50
HAL ESPEY	355450	07/07/20	OTHER PROFESSIONAL FEES	1401-4341999	2,200.00	2,200.00
FEDEX FREIGHT INC	355451	07/07/20	POSTAGE	1120-4342100	145.00	145.00
FISHER SCIENTIFIC	355452	07/07/20	OTHER EXPENSES	651-5023990	33.09	
GENERAL PETROLEUM INC	355453	07/07/20	OTHER EXPENSES	651-5023990	724.80	33.09
GENUINE PARTS COMPANY-IND	355454	07/07/20	EQUIPMENT REPAIRS & MAINT	1207-4350000	160.10	724.80
GORDON FLESCH CO., INC.	355455	07/07/20	COPIER	1192-4353004	139.73	160.10
GORDON FOOD SERVICE, INC	355456	07/07/20	PROMOTIONAL FUNDS	1120-4355100	66.95	139.73
GRACE REFRIGERATION	355457	07/07/20	EQUIPMENT REPAIRS & MAINT	1120-4350000	219.25	66.95
GRAINGER GRAINGER	355458 355458		OTHER MAINT SUPPLIES OTHER MAINT SUPPLIES	1206-4238900 1206-4238900	117.81 117.81	219.25
HACH COMPANY	355459	07/07/20	OTHER EXPENSES	601-5023990	389.65	235.62
	355460	07/07/20	STREET SIGNS	2201-4239031	62.98	389.65
NEAR NORTH TITLE GROUP	355461	07/07/20	OTHER PROFESSIONAL FEES	1192-4341999	150.00	62.98
HARRINGTON INDUSTRIAL PLA	355462			601-5023990	1,047.75	150.00
HENRY SCHEIN INC		07/07/20	SPECIAL DEPT SUPPLIES	102-4239011	334.00	1,047.75
HOBBY LOBBY STORES	355464	07/07/20	LANDSCAPING SUPPLIES	2201-4239034	16.57	334.00
HOME DEPOT CREDIT SERVICE	355465	07/07/20	OTHER EXPENSES	651-5023990	76.44	16.57
HOOSIER FIRE EQUIPMENT IN	1 355466	07/07/20	GARAGE & MOTOR SUPPIES	1120-4232100	110.00	76.44
HORNER INDUSTRIAL SERVICE	355467	07/07/20	OTHER EXPENSES	601-5023990	559.24	110.00
HOWDEN ROOTS LLC	355468	07/07/20	OTHER EXPENSES	651-5023990	1,880.00	559.24
FERGUSON FACILITIES SUPPI FERGUSON FACILITIES SUPPI FERGUSON FACILITIES SUPPI FERGUSON FACILITIES SUPPI	355469 355469 355469	07/07/20 07/07/20 07/07/20	OTHER MAINT SUPPLIES	1120-4238900 1120-4238900 1120-4238900 1120-4238900 1120-4238900	20.70 90.78 356.32 132.47 168.96	1,880.00

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
·	0.55450	07/07/00	THERDAYAT THEMDISON PERC	1120-4357003	625.00	769.23
MARK HULETT	355470		INTERNAL INSTRUCT FEES			625.00
I C C BUSINESS PRODUCTS	355471		EQUIPMENT MAINT CONTRACTS		95.71	95.71
J & M GOLF	355472	07/07/20	GOLF SOFTGOODS	1207-4356006	352.45	352.45
HOOK AND LADDER LANDSCAPI	355473	07/07/20	OTHER CONT SERVICES	1192-4350900	1,450.00	1,450.00
JAF PROPERTY SERVICES INC	355474	07/07/20	OTHER CONT SERVICES	1120-4350900	245.00	245.00
PEOPLE SPEAK LLC	355475		SOFTWARE	1192-4463202	400.00 400.00	213.00
PEOPLE SPEAK LLC	355475			1702-4351502		800.00
JIM RUSSELL PLUMBING & HE	355476	07/07/20	BUILDING REPAIRS & MAINT		1,750.00	1,750.00
KENNEY OUTDOOR SOLUTIONS	355477	07/07/20	REPAIR PARTS	1207-4237000	84.74	84.74
KIRBY RISK CORPORATION	355478 355478		OTHER EXPENSES OTHER EXPENSES	651-5023990 651-5023990	297.62 77.30	
KIRBY RISK CORPORATION		,		659-5023990	2,378.00	374.92
KRIEG DEVAULT KRIEG DEVAULT	355479 355479		OTHER EXPENSES OTHER EXPENSES	601-5023990	276.50	
LEACH & RUSSELL	355480	07/07/20	BUILDING REPAIRS & MAINT	1120-4350100	998.00	2,654.50
LEAF SOFTWARE SOLUTIONS,	355481	07/07/20	OTHER EXPENSES	601-5023990	37.50	998.00
LEAF SOFTWARE SOLUTIONS,	355481	07/07/20	OTHER EXPENSES	651-5023990	37.50	75.00
LEE SUPPLY CORP - CARMEL	355482	07/07/20	LANDSCAPING SUPPLIES	2201-4239034	345.88	345.88
LEHIGH OUTFITTERS	355483	07/07/20	OTHER EXPENSES	651-5023990	200.00	200.00
LOWE'S COMPANIES INC	355484	07/07/20	OTHER MAINT SUPPLIES	2201-4238900	789.58	
MACALLISTER MACHINERY CO	355485	07/07/20	BUILDING REPAIRS & MAINT	1120-4350100	599.16	789.58
MACALLISTER MACHINERY CO	355486	07/07/20	OTHER EXPENSES	651-5023990	121.83	599.16
MACQUEEN EMERGENCY GROUP	355487	07/07/20	AUTO REPAIR & MAINTENANCE	1120-4351000	724.50	121.83
THE BOX SHOPPE	355488		SHIPPING COVID KITS	1120-4359016	216.20	724.50
		,,		2201-4236000	62.18	216.20
MARTIN MARIETTA AGGREGATE		07/07/20				62.18
MEDLINE INDUSTRIES, INC	355490	07/07/20	HEPA FILTERS	102-4359016	138.52	138.52
MENARDS - FISHERS	355491	07/07/20	3830	1120-4236400	27.94	27.94
MENARDS - FISHERS MENARDS - FISHERS	355492 355492	07/07/20 07/07/20		2201-4236400 2201-4237000	69.96 253.68	
MENARDS - FISHERS	355493	07/07/20		651-5023990	107.92	323.64
					41.94	107.92
MENARDS, INC	355494		OTHER EXPENSES	601-5023990		41.94
MENARDS, INC MENARDS, INC	355495 355495	07/07/20 07/07/20		2201-4238900 2201-4238900	102.89 113.18	

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
MENARDS, INC MENARDS, INC MENARDS, INC MENARDS, INC	355495 355495 355495 355495	07/07/20 07/07/20 07/07/20 07/07/20	98045 98041	2201-4238900 2201-4238900 2201-4238900 2201-4238900		149.04 22.54 30.54 77.26	
MENARDS, INC	355495	07/07/20		2201-4238900		47.34	542.79
MENARDS, INC MENARDS, INC MENARDS, INC	355496 355496 355496	07/07/20 07/07/20 07/07/20	97993	1110-4350100 1110-4236400 1110-4236400		150.59 12.50 51.86	,
MENARDS, INC	355497	07/07/20		1120-4237000		129.70	214.95
MILESTONE CONTRACTORS, L		, ,		2201-4236300		346.21	129.70
					103279	3,006.25	346.21
MIRAZON GROUP	355499		0365 PROJECT CONSULTING				3,006.25
MUNICIPAL EMERGENCY SERVI MUNICIPAL EMERGENCY SERVI		07/07/20 07/07/20	RECRUITS 2ND SET OF GEAR EQUIPMENT MAINT CONTRACTS	1120-4356003 1120-4351501	103966	37,931.53 5,708.40	42 620 02
NAPA AUTO PARTS INC	355501	07/07/20	REPAIR PARTS	1120-4237000		97.92	43,639.93
NELSON ALARM COMPANY	355502	07/07/20	OTHER CONT SERVICES	1115-4350900		1,805.00	97.92
OBERER'S FLOWERS	355503	07/07/20	OTHER MISCELLANEOUS	1401-4239099		46.95	1,805.00
OBERER'S FLOWERS	355503		OTHER MISCELLANEOUS	1401-4239099		50.00	96.95
OFFICE DEPOT INC	355504 355504 355504 355504 355504	07/07/20 07/07/20 07/07/20 07/07/20	OTHER EXPENSES OTHER EXPENSES REPAIR PARTS OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES	601-5023990 651-5023990 1120-4237000 651-5023990 651-5023990 651-5023990		84.01 84.00 393.43 4,800.00 665.94 621.97	30.33
OFFICE DEPOT INC	355504						6,649.35
ONEZONE	355505	07/07/20	CHAMBER LUNCHEON FEES	1401-4343005		50.00	50.00
OVERHEAD DOOR CO OF INDIA	355506	07/07/20	BUILDING REPAIRS & MAINT	1120-4350100		77.97	77.97
PPG ARCHITECTURAL FINISHE	355507	07/07/20	OTHER EXPENSES	601-5023990		501.07	501.07
PENHALL COMPANY	355508	07/07/20	OTHER EXPENSES	651-5023990		30,9.00	
PENN CARE INC. PENN CARE INC. PENN CARE INC.	355509 355509 355509	07/07/20	SPECIAL DEPT SUPPLIES EMS EQUIP EMS EQUIP	102-4239011 102-4467006 102-4467006		138.04 -151.25 1,590.00	309.00
PIEDMONT PLASTICS INC	355510	07/07/20	OTHER MAINT SUPPLIES	2201-4238900		630.00	1,576.79
PIP	355511	07/07/20	TRAFFIC SIGNS	2201-4239030		73.40	630.00
PLYMATE	355512	07/07/20	OTHER EXPENSES	651-5023990		399.79	73.40
POMP'S TIRE	355513	07/07/20	OTHER EXPENSES	601-5023990		60.00	399.79
POMP'S TIRE - LEBANON	355514	07/07/20	TIRES & TUBES	2201-4232000		1,517.75	60.00
PRO-AIR	355515	07/07/20	REPAIR PARTS	1120-4237000		203.90	1,517.75
PUBLIC AGENCY TRNG COUNCI	355516	07/07/20	EXTERNAL INSTRUCT FEES	1110-4357004		525.00	203.90

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O	INVOICE AMT	CHECK AMT
PUBLIC AGENCY TRNG COUNCI	355516*	07/07/20	EXTERNAL INSTRUCT FEES	1110-4357004		-525.00	.00
PUMP PROS INC	355517	07/07/20	OTHER EXPENSES	604-5023990		17,964.95	17,964.95
REYNOLDS FARM EQUIPMENT REYNOLDS FARM EQUIPMENT	355518 355518	07/07/20 07/07/20	AUTO REPAIR & MAINTENANCE REPAIR PARTS REPAIR PARTS	2201-4351000 2201-4237000		1,530.94 38.28	17,964.95
REYNOLDS FARM EQUIPMENT	355518	07/07/20	REPAIR PARTS	2201-4237000		768.76	2,337.98
RILEY BENNETT EGLOFF LLP	355519	07/07/20	LEGAL FEES	1401-4340000		10,319.00	10,319.00
RUNYON EQUIPMENT RENTAL	355520 355520 355520 355520 355520 355520 355520	07/07/20 07/07/20 07/07/20 07/07/20 07/07/20 07/07/20	OTHER RENTAL & LEASES BOTTLED GAS OTHER RENTAL & LEASES OTHER MAINT SUPPLIES OTHER RENTAL & LEASES REPAIR PARTS	2201-4231100 2201-4353099 2201-4231100 2201-4353099 2201-4238900 2201-4237000 651-5023990		35.00 275.00 64.48 220.00 39.96 330.00 215.47 148.50	10,313.00
RUNYON EQUIPMENT RENTAL	355520	, .					1,328.41
SAGAMORE NEWS MEDIA SAGAMORE NEWS MEDIA	355521 355521		PUBLICATION OF LEGAL ADS PUBLICATION OF LEGAL ADS			20.95 48.45	
SAGAMORE READY MIX LLC SAGAMORE READY MIX LLC	355522 355522	07/07/20 07/07/20		2201-4236200 2201-4236200		1,087.75 -108.50	69.40
SERVICE PIPE & SUPPLY INC SERVICE PIPE & SUPPLY INC			OTHER EXPENSES	601-5023990 651-5023990		421.49 1,339.34	979.25
SHERWIN WILLIAMS INC	355524	07/07/20		2201-4236400		38.78	1,760.83
SIGN A RAMA	355525	07/07/20	OTHER CONT SERVICES	1120-4350900		270.00	38.78
SIMPLIFILE	355526	07/07/20	RECORDING FEES	1192-4340600		112.00	270.00
SOLLENBERGER RENTAL MANAG	355527	07/07/20	RENT PAYMENTS	1110-4352500		3,245.00	112.00
STAPLES BUSINESS ADVANTAG	355528	07/07/20	OFFICE SUPPLIES	1701-4230200		81.00	3,245.00 81.00
STRYKER MEDICAL	355529	07/07/20	LIFEPAK 15	1120-4467006	104027	4,590.00	4,590.00
SUSAN SHERER VINCENT, INC SUSAN SHERER VINCENT, INC			MENTAL HEALTH COUNSELING MENTAL HEALTH COUNSELING			187.50 180.00	, in the second
TAYLOR OIL CO INC	355531	07/07/20	OTHER EXPENSES	651-5023990		1,048.14	367.50
TERMINAL SUPPLY CO	355532	07/07/20	REPAIR PARTS	1120-4237000		879.26	1,048.14 879.26
TINDER CO LLC	355533	07/07/20	REPAIR PARTS	1120-4237000		245.50	245.50
TOTAL TOOL SUPPLY, INC. TOTAL TOOL SUPPLY, INC.		07/07/20 07/07/20	SMALL TOOLS & MINOR EQUIP SMALL TOOLS & MINOR EQUIP	2201-4238000 2201-4238000		-304.80 458.40	153.60
TRUCK SERVICE INC	355535	07/07/20	AUTO REPAIR & MAINTENANCE	1120-4351000		923.77	
JOHNSON CONTROLS FIRE PRO	355536	07/07/20	BUILDING REPAIRS & MAINT	2201-4350100		826.00	923.77
UPS	355537	07/07/20	POSTAGE	1115-4342100		17.98	826.00 17.98

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VENDOR NAME CHECK NO DATE DESCRIPTION KEY ORGAN-ACCOUNT P.O. INVOICE AMT CHECK AMT THE UNIFORM HOUSE, INC. 355538 07/07/20 UNIFORMS 1120-4356001 47.00 THE UNIFORM HOUSE, INC. 355538 07/07/20 UNIFORMS 1120-4356001 76.34 THE UNIFORM HOUSE, INC. 355538 07/07/20 UNIFORMS 1120-4356001 552.00 1120-4356001 1120-4359016 1120-4359016 1120-4359016 1120-4356001 1120-4359016 1120-4359016 1120-4359016 1120-4359016 1120-4359016 07/07/20 UNIFORMS 1120-4356001 THE UNIFORM HOUSE, INC. 355538 259.20 THE UNIFORM HOUSE, INC. 07/07/20 GERBER PANTS-RECRUITS 1120-4359016 355538 691.96 07/07/20 GERBER PANTS-RECRUITS THE UNIFORM HOUSE, INC. 355538 1,260.93 THE UNIFORM HOUSE, INC. 07/07/20 (250)TS-1061 24-7 DK NVY 1120-4356001 355538 10,437.50 07/07/20 COVID 19 GERBER PANTS THE UNIFORM HOUSE, INC. 355538 1,383,92 07/07/20 COVID 19 GERBER PANTS THE UNIFORM HOUSE, INC. 355538 741.96 THE UNIFORM HOUSE, INC. 355538 07/07/20 UNIFORMS 454.00 THE UNIFORM HOUSE, INC. 355538 07/07/20 UNIFORMS 1120-4356001 167.00 THE UNIFORM HOUSE, INC. 07/07/20 UNIFORMS 1120-4356001 355538 23.50 THE UNIFORM HOUSE, INC. 355538 07/07/20 UNIFORMS 1120-4356001 83.50 07/07/20 UNIFORMS 1120-4356001 THE UNIFORM HOUSE, INC. 355538 75.65 1120-4356001 1120-4356001 07/07/20 UNIFORMS 1,183.00 THE UNIFORM HOUSE, INC. 355538 07/07/20 UNIFORMS THE UNIFORM HOUSE, INC. 355538 388.52 1120-4356001 THE UNIFORM HOUSE, INC. 355538 07/07/20 UNIFORMS 83.50 07/07/20 UNIFORMS 1120-4356001 THE UNIFORM HOUSE, INC. 355538 70.50 07/07/20 UNIFORMS 1120-4356001 135.00 THE UNIFORM HOUSE, INC. 355538 07/07/20 UNIFORMS 1120-4356001 THE UNIFORM HOUSE, INC. 355538 83.50 18,198.48 UTILITY PIPE SALES 355539 07/07/20 OTHER EXPENSES 651-5023990 5,020.50 5,020.50 07/07/20 OTHER EXPENSES 27,500.00 UTILITY SUPPLY CO INC. 355540 604-5023990 27,500.00 VAN AUSDALL & FARRAR 355541 07/07/20 COPIER 1701-4353004 892.95 892.95 07/07/20 REPAIR PARTS 2201-4237000 W A JONES TRUCK BODIES & 355542 355.50 355.50 WAVELENGTH FIBER OPTICS L 355543 07/07/20 EOUIPMENT REPAIRS & MAINT 1115-4350000 210.00 210.00 WHITE'S ACE HARDWARE 355544 07/07/20 ACCOUNT 244 1207-4350400 2.79 2.79 ERS-OCI WIRELESS 355545 07/07/20 SIREN CABINET REPLACEMENT 1115-R4350000 103226 10,023.00 355545 07/07/20 SIREN REPAIR PARTS 1115-4350000 103961 ERS-OCI WIRELESS 636.00 10,659.00 355546 07/07/20 AUTO REPAIR & MAINTENANCE 1120-4351000 LEGENDS BODY SHOP 1,996.29 1,996.29 A-1 CONCRETE LEVELING 355547 07/07/20 OTHER CONT SERVICES 2201-4350900 9,200.00 9,200.00 JANI-KING OF INDIANAPOLIS 355548 07/07/20 OTHER EXPENSES 601-5023990 265.50 JANI-KING OF INDIANAPOLIS 355548 07/07/20 OTHER EXPENSES 651-5023990 265.50 531.00 07/08/20 VIRAL TESTING COVID 301-4359016 44,955.00 SOROS CLINICAL SOLUTIONS 355549 44,955.00 DIRECT TV 355550 07/10/20 OTHER RENTAL & LEASES 1115-4353099 138.99 138.99 DUKE ENERGY 355553 07/10/20 ELECTRICITY 2201-4348000 12.87 DUKE ENERGY 355553 07/10/20 ELECTRICITY 2201-4348000 20.51 DUKE ENERGY 07/10/20 ELECTRICITY 2201-4348000 355553 12.69 DUKE ENERGY 355553 07/10/20 ELECTRICITY 2201-4348000 13.95 DUKE ENERGY 355553 07/10/20 ELECTRICITY 2201-4348000 51.59 DUKE ENERGY 355553 07/10/20 ELECTRICITY 2201-4348000 27.49 DUKE ENERGY 355553 07/10/20 ELECTRICITY 2201-4348000 40.59 DUKE ENERGY 355553 07/10/20 ELECTRICITY 2201-4348000 83.57 2201-4348000 DUKE ENERGY 355553 07/10/20 ELECTRICITY 53.12 DUKE ENERGY 355553 07/10/20 ELECTRICITY 2201-4348000 2201-4348000 44.63 DUKE ENERGY 355553 07/10/20 ELECTRICITY

SUNGARD PENTAMATION, INC.

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DUKE ENERGY DUKE E	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
DIE ENEDCY	25555	07/10/20	RI.RCTP ICITY	2201-4348000		26 93	
DUKE ENERGI	355553	07/10/20	ELECTRICITY	2201-4348000		21 74	
DOKE EMERGI	355553	07/10/20	ELECTRICITY	2201-4348000		7.57	
DIRE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		45.16	
DILLE EMEDGA	355553	07/10/20	ELECTRICITY	2201-4348000		13.26	
DIKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		26.31	
DIRE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		91.71	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		379.02	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		348.40	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		26.64	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		29.60	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		47.22	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		119.38	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		40.10	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		11.07	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		253.31	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		54.78	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		164.97	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		187.52	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		156.91	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		224.59	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		199.65	*
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		20.56	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		292.08	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		9.92	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		54.68	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000		11.31	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	2201-4348000	100500	29.37	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	1205-R4348000	103598	9.01	
DUKE ENERGY ·	355553	07/10/20	ELECTRICITY	1205-R4348000	103598	16.70	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	1205-K4348000	103598	90.40	
DUKE ENERGY	355553	07/10/20	OTHER EXPENSES	651-5023990		17.42	
DUKE ENERGY	355553	07/10/20	OTHER EXPENSES	651-5023990		48.93	
DUKE ENERGY	355553	07/10/20	OTHER EXPENSES	651-5023990 6E1.E023990		24.04	
DUKE ENERGY	355553	07/10/20	UIREK EAFENSES	2201 4249000		57.47 EE 14	
DUKE ENERGY	355553	07/10/20	ELECTRICITY	1120 4248000		117 12	
DUKE ENERGY	333333	07/10/20	EUECIKICIII	1120-4340000		117.13	3,702.32
CDEAGAMEDICA EINANGIAI CE	25554	07/10/20	OTHER EVERNOES	601_5022990		1 100 22	3,702.32
CDEADAMEDICA PINANCIAL SE	333334	07/10/20	OTHER EXPENSES	651-5023990		309 30	
CREATAMERICA FINANCIAL SE	355554	07/10/20	COMMINICATION FOIL DMENT	1115-4463100		3 531 14	
CREATAMERICA FINANCIAL SE	355554	07/10/20	TELEPHONE LINE CHARGES	911-4344000		103.10	
OKLATATION CIMMOTAL SE	555554	J., 10, 20	Tabliford Dane Charles				5,051.86
TPT.	355556	07/10/20	ELECTRICITY	2201-4348000		48.37	2,021.00
TDI.	355556	07/10/20	ELECTRICITY	2201-4348000		96.40	
TDT.	355556	07/10/20	ELECTRICITY	2201-4348000		54.73	
TDT.	355556	07/10/20	ELECTRICITY	2201-4348000		79.05	
IPL	355556	07/10/20	ELECTRICITY	2201-4348000		63.82	
IPI	355556	07/10/20	ELECTRICITY	2201-4348000		281.73	
IPL	355556	07/10/20	ELECTRICITY	2201-4348000		142.70	
IPL	355556	07/10/20	ELECTRICITY	2201-4348000		112.38	
IPL	355556	07/10/20	ELECTRICITY	2201-4348000		57.96	
IPL	355556	07/10/20	ELECTRICITY	2201-4348000		172.17	
IPL	355556	07/10/20	ELECTRICITY	2201-4348000		53.21	
IPL	355556	07/10/20	ELECTRICITY	2201-4348000		64.01	
IPL	355556	07/10/20	ELECTRICITY	2201-4348000		42.93	
IPL	355556	07/10/20	ELECTRICITY	2201-4348000		489.32	
IPL	355556	07/10/20	ELECTRICITY	2201-4348000		68.24	
			•				

SUNGARD PENTAMATION, INC. DATE: 07/14/2020 TIME: 12:28:45

CITY OF CARMEL ACCOUNTS PAYABLE - VOUCHER REGISTER

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
IPL	355556	07/10/20	ELECTRICITY	2201-4348000		157.55	
IPL	355556		ELECTRICITY	2201-4348000		77.22	
	355556		ELECTRICITY	2201-4348000		78.94	
IPL			ELECTRICITY	2201-4348000		135.27	
IPL	355556					96.67	
IPL	355556		ELECTRICITY	2201-4348000			
IPL	355556		ELECTRICITY	2201-4348000		106.84	
IPL	355556		ELECTRICITY	2201-4348000		66.66	
IPL	355556		ELECTRICITY	2201-4348000		73.55	
IPL	355556		ELECTRICITY	2201-4348000		77.72	
IPL	355556		ELECTRICITY	2201-4348000		78.82	
IPL	355556		ELECTRICITY	2201-4348000		56.89	
IPL	355556	07/10/20	ELECTRICITY	2201-4348000		58.67	
IPL	355556	07/10/20	ELECTRICITY	1110-4348000		94.99	
IPL	355556	07/10/20	ELECTRICITY	1120-4348000		708.57	
	355556	07/10/20	ELECTRICITY	1120-4348000 1120-4348000		2,138.30	
		, ,				•	5,833.68
VECTREN ENERGY	355557	07/10/20	0260043195858467720	1120-4349000		133.75	2,055.00
VECTICELY EXPERCE	33333,	07, 20, 20	020001020000000000000000000000000000000		•	233.73	133.75
WEX BANK	355558	07/10/20	GASOLINE	1120-4231400		23 5 24	133.73
	355558		GASOLINE	1120-4231400		235.24 -53.00	
WEX BANK	355556	07/10/20	GASOLINE	1120-4231400		-55.00	100.04
	2====	05/10/00	CA COT TAM	1110 4001400		105.00	182.24
WEX BANK	355559	07/10/20	GASOLINE	1110-4231400		195.90	
							195.90
WEX BANK	355560	07/10/20	GASOLINE	1120-4231400		121.28	
							121.28
AHN TARGET HOLDINGS LLC	355561	07/10/20	COVID TESTING	301-4359016		63,480.00	
							63,480.00
AQUA FALLS BOTTLED WATER	355562	07/10/20	PROMOTIONAL FUNDS	1110-4355100		30.00	
AQUA FALLS BOTTLED WATER	355562	07/10/20	PROMOTIONAL FUNDS	1110-4355100		30.00	
AQUA FALLS BOTTLED WATER		07/10/20	PROMOTIONAL FUNDS	1110-4355100		30.00	
AQUA FALLS BOTTLED WATER		07/10/00	DECMONITORIA I DILITOR	1110-4355100		30.00	
AQUA FALLS BOTTLED WATER		07/10/20		1110-4355100		10.00	
110011 1111110 DOITIND WITTER	333302	01/10/20				10.00	130.00
AQUA FALLS BOTTLED WATER	, 355543	07/10/20	202007055041	1192-4350900		10.00	130.00
AQUA FALLOS BUILLED WAIER	333363	07/10/20	202007055041	1192-4330900		10.00	10.00
143 COOLUMN 3 D D 3 T 3 3 T	255564	07/10/00	OHITE PROFESSES SEITED	000 4241000		625 00	10.00
MASOOMEH ARDALAN	355564	07/10/20	OTHER PROFESSIONAL FEES	902-4341999		635.00	50 F 00
							635.00
BENEFIT PLANNING CONSULTA	355565	07/10/20	OTHER EXPENSES	301-5023990		533.30	
							533.30
BODIES BY NANCY LLC	355566	07/10/20	OTHER EXPENSES	301-5023990		280.00	
							280.00
BRADEN BUSINESS SYS, INC	355567	07/10/20	COPIER LEASE MAINTENANCE	1203-R4353004	103202	77.00	
							77.00
BRADEN BUSINESS SYS, INC	355568	07/10/20	COPIER	911-4353004		324.00	
BRADEN BUSINESS SYS, INC	355568	07/10/20		1110-4353004		602.00	
Bid Dali Bootingoo Bio, inc	333300	0,710,10		2220 100001		002.00	926.00
BRADEN BUSINESS SYS, INC	355569	07/10/20	OTHER RENTAL & LEASES	1207. 4352000		103.43	520.00
BRADEN BUSINESS SIS, INC	333369	07/10/20	OTHER RENIAL & DEADES	1207-4333099		103.43	103.43
DDICHE HOUGE NEWWORKS	255570	07/10/20	000513401063530	1115 4244200		114 00	103.43
BRIGHT HOUSE NETWORKS	355570	07/10/20	000513401062520	1115-4344200		114.98	774 00
DD TOTTO HOLLO MENTODIA	25555	05/10/00	000010401060400	607 5000000		. 50 05	114.98
BRIGHT HOUSE NETWORKS	355571	07/10/20	000810401062420	601-5023990		78.95	
							78.95
BRIGHT HOUSE NETWORKS	355572	07/10/20	000859701063020	1115-4344200		168.80	
							168.80
BRIGHT HOUSE NETWORKS	355573	07/10/20	001103001063020	1208-4349500		78.95	
							78.95
BRIGHT HOUSE NETWORKS	355574	07/10/20	058931901062620	1110-4355400		164.00	
•						· -	164.00

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IIME: 12:28:45			ACCOUNTS PATABLE - VOU	CHER REGISTER			
VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
TIMOTHY BYRNE	355575	07/10/20	EXTERNAL INSTRUCT FEES	1110-4357004		675.00	
CARMEL UTILITIES	355576 355576 355576 355576 355576 355576 355576 355576 355576	07/10/20 07/10/20 07/10/20 07/10/20 07/10/20 07/10/20 07/10/20	WATER & SEWER WATER & SEWER WATER & SEWER RENT-CRED DISTRICT OFFICE WATER & SEWER	1120-4348500 1120-4348500 2201-4348500 1203-4352500 1208-4348500 1207-4348500 2201-4348500 2201-4348500	104103	156.32 15.30 613.64 18,000.00 5,217.30 2,306.83 621.79 462.30 381.80	675.00 27,775.28
CONSTELLATION NEWENERGY G			NATURAL GAS OTHER EXPENSES	2201-4349000 601-5023990		577.67 511.91	21,113.26
MARK CROMLICH MARK CROMLICH	355578 355578	07/10/20 07/10/20	OTHER EXPENSES POSTAGE	851-5023990 1120-4342100		701.84 174.11	1,089.58 875.95
GARY DUFEK GARY DUFEK	355579 355579	07/10/20	SAFETY SUPPLIES SAFETY SUPPLIES	1120-4239012 1120-4239012		34.93 14.97	49.90
ENTERPRISE FM TRUST	355580		CARS & TRUCKS	2200-4465001		894.94	894.94
TODD GILLIAN	355581		EXTERNAL INSTRUCT FEES	1192-4357004		495.00	495.00
LUCAS GOSSETT	355582		OTHER EXPENSES	852-5023990		40.00	40.00
TIM GRIFFIN	355583		OTHER EXPENSES	851-5023990		284.44	284.44
DAVID HABOUSH DAVID HABOUSH	355584 355584		EXTERNAL INSTRUCT FEES COVID MASKS	1120-4357004 1120-4359016		31.18 4,000.00	4 027 10
HAMILTON COUNTY TREASURER	355585	07/10/20	OTHER EXPENSES	101-5023990		2,772.96	4,031.18 2,772.96
IN.GOV	355586	07/10/20	TESTING FEES	1201-4358800		15.00	15.00
INTELLICORP	355587	07/10/20	TESTING FEES	1201-4358800		296.10	296.10
KONICA MINOLTA BUSINESS S	355588	07/10/20	OTHER CONT SERVICES	1201-4350900		38.81	38.81
PAMELA LISTER	355590	07/10/20	TRAVEL FEES & EXPENSES	1207-4343001		23.57	23.57
METRO FIBERNET LLC	355591	07/10/20	TELEPHONE LINE CHARGES	1120-4344000		2,698.00	2,698.00
METRO FIBERNET LLC	355592	07/10/20	OTHER EXPENSES	601-5023990		1,350.00	1,350.00
EVERSTREAM GLC HOLDING CO	355593	07/10/20	INTERNET LINE CHARGES	1115-4344200		1,060.00	1,060.00
JOHN MORIARTY	355594	07/10/20	OTHER EXPENSES	851-5023990		75.00	75.00
PETTY CASH	355595		OTHER MISCELLANEOUS	911-4239099		39.61	39.61
PETTY CASH	355596		GASOLINE	911-4231400		20.00	20.00
PITNEY BOWES	355597		POSTAGE METER	1120-4353003		159.57	159.57
PURE WATER PARTNERS	355598	07/10/20	OTHER MISCELLANEOUS	2200-4239099		55.00	55.00

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
QUENCH	355599	07/10/20	OTHER MAINT SUPPLIES	2201-4238900		45.32	45.32
READY REFRESH BY NESTLE	355600	07/10/20	10F0121776199	1205-4239099		4.99	45.32
READY REFRESH BY NESTLE	355601	07/10/20	10F0121975593	1801-4350900		10.99	10.99
READY REFRESH BY NESTLE	355602	07/10/20	00F0125805523	506-4239099		10.36	10.36
REPUBLIC WASTE SERVICES O	355603	07/10/20	TRASH COLLECTION	1110-4350101		200.00	200.00
REPUBLIC WASTE SERVICES O	355604	07/10/20	2020 TRASH SERVICE	1120-4350101	103262	135.00	135.00
REPUBLIC WASTE SERVICES O	355605	07/10/20	2020 TRASH SERVICE	1120-4350101	103262	476.50	476.50
REPUBLIC WASTE SERVICES O	355606	07/10/20	NEW 2020 CONTRACT	1115-R4350101	103223	65.00	65.00
REPUBLIC WASTE SERVICES O	355607	07/10/20	STREET DEPT TRASH SERVICE	2201-R4350100	103224	110.00	110.00
RICOH AMERICAS CORPORATIO	355608	07/10/20	COPIER	506-4353004		79.92	79.92
SEDGWICK CLAIMS MGMT SERV	355609	07/10/20	SF-0947-2020-00765603	302-5023990		30,091.16	30,091.16
LAURIE SLICK LAURIE SLICK	355610 355610	07/10/20 07/10/20	OTHER PROFESSIONAL FEES POSTAGE	2200-4341999 2200-4342100		68.87 54.70	
SPAY INC	355611	07/10/20	REFUND RENT-KIRBY	1208-5023990		1,412.60	123.57
BRIGHT HOUSE NETWORKS	355612	07/10/20	000311903062820	1207-4349500		254.25	1,412.60 254.25
TOSHIBA BUSINESS SOLUTION	355613	07/10/20	EQUIPMENT MAINT CONTRACTS	2201-4351501		74.42	74.42
TRAVELERS TRAVELERS	355614 355614		GENERAL INSURANCE GENERAL INSURANCE	1205-R4347500 1205-4347500	103596	2,023.98 4,339.38	6,363.36
UNITED STATES POSTAL SERV	355615	07/10/20	POSTAGE	506-4342100		1,000.00	1,000.00
VERIZON	355616	07/10/20	CELLULAR PHONE FEES	1401-4344100		436.41	436.41
	355617 355617		HARDWARE CELLULAR PHONE FEES	102-4463201 1120-4344100		1,348.96 120.12	436.41
VERIZON	355618	07/10/20	OTHER EXPENSES	601-5023990		130.20	1,469.08 .
VERIZON	355618	07/10/20	OTHER EXPENSES	651-5023990		140.23	270.43
VERIZON	355619	07/10/20	CELLULAR PHONE FEES	1701-4344100		80.14	80.14
VERIZON	355620	07/10/20	CELLULAR PHONE FEES	1115-4344100		818.06	818.06
VERIZON	355621	07/10/20	CELLULAR PHONE FEES	1702-4344100		120.21	120.21
VERIZON	355622	07/10/20	CELLULAR PHONE FEES	1120-4344100		126.54	126.54
	355623	07/10/20	CELLULAR PHONE FEES	1203-4344100		869.80	869.80
	355624	07/10/20	OTHER CONT SERVICES	1801-4350900		60.04	60.04
VERIZON	355625	07/10/20	CELLULAR PHONE FEES	1110-4344100		240.42	240.42

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
VERIZON	355626	07/10/20	CELLULAR PHONE FEES	2200-4344100	573.07	. 572 07
VERIZON	355627	07/10/20	OTHER EXPENSES	601-5023990	2,363.24	573.07 2,363.24
VERIZON	355628	07/10/20	CELLULAR PHONE FEES	2201-4344100	10.02	10.02
VERIZON	355629	07/10/20	TELEPHONE LINE CHARGES	911-4344000	162.22	162.22
VIRGIN PULSE, INC. VIRGIN PULSE, INC.	355630 355630		OTHER EXPENSES OTHER EXPENSES	301-5023990 301-5023990	5,790.00 6,465.00	12,255.00
WEX BANK	355631	07/10/20	GASOLINE	1110-4231400	241.42	241.42
WEX BANK	355632	07/10/20	GASOLINE	1110-4231400	277.53	277.53
WINDSTREAM	355633	07/10/20	TELEPHONE LINE CHARGES	1115-4344000	4,309.93	4,309.93
TYLER BRAMMER WOLF	355634	07/10/20	TUITION REIMBURSEMENT	1110-4128000	600.00	600.00
Y M C A	355635	07/10/20	OTHER EXPENSES	301-5023990	104.85	104.85
KIMBERLY BABB	355636	07/10/20	OTHER EXPENSES	301-5023990	300.00	300.00
BRAD BARTROM	355637	07/10/20	OTHER EXPENSES	301-5023990	400.00	400.00
GARY BOWMAN	355638	07/10/20	OTHER EXPENSES	301-5023990	300.00	300.00
LUANN CALLAHAN	355639	07/10/20	OTHER EXPENSES	301-5023990	300.00	300.00
MARK CALLAHAN	355640	07/10/20	OTHER EXPENSES	301-5023990	300.00	300.00
DENISE CAREY	355641	07/10/20	OTHER EXPENSES	301-5023990	300.00	300.00
RICHARD CASTOR	355642	07/10/20	OTHER EXPENSES	301-5023990	300.00	300.00
BARRY CRANE	355643	07/10/20	OTHER EXPENSES	301-5023990	400.00	400.00
RICHARD DUFEK	355644	07/10/20	OTHER EXPENSES	301-5023990	400.00	400.00
TRACEY DUFEK	355645	07/10/20	OTHER EXPENSES	301-5023990	300.00	300.00
LELAND C GOODMAN	355646	07/10/20	OTHER EXPENSES	301-5023990	300.00	300.00
BRUCE GRAHAM	355647	07/10/20	OTHER EXPENSES	301-5023990	400.00	400.00
TIMOTHY J. GREEN	355648	07/10/20	OTHER EXPENSES	301-5023990	400.00	400.00
MATTHEW HOFFMAN	355649	07/10/20	OTHER EXPENSES	301-5023990	400.00	400.00
MICHAEL LUX	355650	07/10/20	OTHER EXPENSES	301-5023990	400.00	400.00
ERNIE MAROON	355651	07/10/20	OTHER EXPENSES	301-5023990	300.00	300.00
MICHAEL MARSH	355652	07/10/20	OTHER EXPENSES	301-5023990	300.00	300.00
DAVID MEAD	355653	07/10/20	OTHER EXPENSES	301-5023990	400.00	400.00
DON R. MEAD JR.	355654	07/10/20	OTHER EXPENSES	301-5023990	400.00	

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INVOICE AMT CHECK AMT KEY ORGAN-ACCOUNT P.O. DESCRIPTION CHECK NO DATE VENDOR NAME 400.00 300.00 07/10/20 OTHER EXPENSES 301-5023990 355655 ROBERT PELZER 300.00 301-5023990 300.00 07/10/20 OTHER EXPENSES 355656 JACE PLATT 300.00 07/10/20 OTHER EXPENSES 301-5023990 400.00 KIMBERLY K. PRATT 355657 400.00 300.00 301-5023990 07/10/20 OTHER EXPENSES 355658 TERESA RICKARD 300.00 301-5023990 400.00 07/10/20 OTHER EXPENSES KIM ROTT 355659 400.00 400.00 07/10/20 OTHER EXPENSES 301-5023990 355660 RANDY SCHALBURG 400.00 300.00 07/10/20 OTHER EXPENSES 301-5023990 CURTIS D. SCOTT 355661 300.00 300.00 07/10/20 OTHER EXPENSES 301-5023990 355662 JEFFREY STEELE 300.00 301-5023990 300.00 07/10/20 OTHER EXPENSES JAMES TONEY 355663 300.00 300.00 301-5023990 07/10/20 OTHER EXPENSES 355664 SUSAN VALLONE 300.00 300.00 301-5023990 07/10/20 OTHER EXPENSES ROBERT VANVOORST 355665 300.00 07/10/20 OTHER EXPENSES 301-5023990 300.00 355666 WILLIAM J. WORKMAN 300.00 103557 202-R4340100 8,792.88 07/13/20 PROJ 20-03 A & F ENGINEER CO, LLC 355667 8,792.88 8,992.50 07/13/20 OTHER EXPENSES 601-5023990 ACE TECHNOLOGIES LLC 355668 8,992.50 2201-4238900 207.35 07/13/20 OTHER MAINT SUPPLIES ACE-PAK PRODUCTS INC 355669 207.35 6,000.00 1203-4341970 103754 07/13/20 ONLINE VIDEO CONTENT 355670 AG PRODUCTIONS, LLC 6.000.00 601-5023990 23.08 AMAZON CAPITAL SERVICES 355671 07/13/20 1HWTVFWJCKLM 23.08 651-5023990 AMAZON CAPITAL SERVICES 355671 07/13/20 1HWTVFWJCKLM 46.16 07/13/20 1VN9R73GQQRT 651-5023990 448.54 AMAZON CAPITAL SERVICES 355672 448.54 7,970.42 07/13/20 CONSTRUC INSPEC 1600885 202-R4350900 102929 AMERICAN STRUCTURE POINT, 355673 900-R4359043 102929 31,881.68 07/13/20 CONSTRUC INSPEC 1600885 AMERICAN STRUCTURE POINT, 355673 39,852.10 103809 200.00 1203-4359003 07/13/20 BOOK FEES & PERFORM FEES ARTISTS DEVELOPMENT COMPA 355674 200.00 100.00 1203-4359003 103809 07/13/20 BOOK FEES & PERFORM FEES ARTISTS DEVELOPMENT COMPA 355675 1.00.00 103809 100.00 ARTISTS DEVELOPMENT COMPA 355676 07/13/20 BOOK FEES & PERFORM FEES 1203-4359003 100.00 07/13/20 BOOK FEES & PERFORM FEES 103809 1,500.00 1203-4359300 ARTISTS DEVELOPMENT COMPA 355677 1,500.00 07/13/20 BOOK FEES & PERFORM FEES 1203-4359003 103809 650.00 ARTISTS DEVELOPMENT COMPA 355678 650.00 1110-4340701 15,428.68 ASCENSION ST VINCENT PUBL 355679 07/13/20 MEDICAL EXAM FEES 15,428.68 103685 57.18 1207-4350900 AUTOMATIC IRRIGATION SUPP 355680 07/13/20 SERVICE PLAN 103685 220.00 1207-4350900 07/13/20 SERVICE PLAN AUTOMATIC IRRIGATION SUPP 355680 1207-4350900 103685 37.20 07/13/20 SERVICE PLAN AUTOMATIC IRRIGATION SUPP 355680 53.33 07/13/20 LANDSCAPING SUPPLIES 2201-4239034 AUTOMATIC IRRIGATION SUPP 355680 367.71 SUNGARD PENTAMATION, INC. DATE: 07/14/2020 TIME: 12:28:45

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
BBC PUMP & EQUIP CO. INC	355681	07/13/20	OTHER EXPENSES	601-5023990		330.31	222 21
				604 F000000		110.00	330.31
B L ANDERSON CO. B L ANDERSON CO.	355682	.07/13/20	OTHER EXPENSES OTHER EXPENSES	601-5023990		140.00 521 99	
B I ANDERSON CO.	355682	07/13/20	OTHER EXPENSES	651-5023990		521.99	
							661.99
BANK OF NEW YORK MELLON	255602	07/13/20	OTHER EXPENSES	651-5023990		500.00	
BANK OF NEW TORK MEDICIN	222002	01/13/20	OTHER BILL BILLDED				500.00
		//	PAUPER ATTORNEY FEES	EOC 42410E2		1 666 66	300.00
BANKS & BROWER, LLC	355684	07/13/20	PAUPER ATTORNEY FEES	506-4341952		1,000.00	
		•				*	1,666.66
BEAVER GRAVEL	355685	07/13/20	OTHER EXPENSES	651-5023990		360.00	
							360.00
DOIDENIC CLEANING & DECTO	355686	07/13/20	OTHER EXPENSES	651-5023990		400.00	
BOLDEN 3 CHEMING & RESTO	355000	07/13/20	OTHER EYDENCES	601-5023990		738 00	
BOLDEN S CLEANING & KESIO	333666	07/13/20	OHIER EXPENSES	601 5023330		1 600 00	
BOLDEN'S CLEANING & RESTO	355686	07/13/20	OTHER EXPENSES	601-5023990		1,669.00	
BOLDEN'S CLEANING & RESTO	355686	07/13/20	OTHER EXPENSES	651-5023990		1,096.05	
BOLDEN'S CLEANING & RESTO	355686	07/13/20	OTHER EXPENSES	651-5023990		1,096.05	
BOLDEN'S CLEANING & RESTO	355686	07/13/20	OTHER EXPENSES	601-5023990		291.75	
DOLDENIC CLEANING & RECTO	355606	07/13/20	OTHER EXPENSES	651-5023990		291.75	
BOLDEN, 2 CLEANING & KE210	355666	07/13/20	OHIER EXPENDED	601 5023330		201 75	
BOLDEN'S CLEANING & RESTO	355686	07/13/20	OTHER EAPENSES	601-5023990		291.73	
BOLDEN'S CLEANING & RESTO	355686	07/13/20	OTHER EXPENSES	651-5023990		291.75	
							6,186.10
BRENNTAG MID SOUTH INC	355687	07/13/20	OTHER EXPENSES	601-5023990		1,106.20	
	355687	07/13/20	OTHER EXPENSES	601-5023990		245.43	
	355007	07/13/20	OHIER EVDENCEC	601 6022000		245 43	
BRENNTAG MID SOUTH INC	355687	07/13/20	Older Execuses	1006 4250000	102624	4 200 14	
BRENNTAG MID SOUTH INC	355687	07/13/20	OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES REFLECTING PONDSUPPLIES	1206-4350900	103624	4,300.14	E 00E 00
							5,897.20
CARMEL ARTS BUILDING ASSO	355688	07/13/20	OTHER EXPENSES OTHER EXPENSES	601-5023990		449.42	
CARMEL ARTS BUILDING ASSO	355688	07/13/20	OTHER EXPENSES	651-5023990		449.42	
							898.84
CARMET LORDS TIC	255600	07/13/30	GARAGE MAINTENANCE	1206-4350900	103626	15.991.59	
CARMED LOFIS LLC	333003	07/13/20	GARAGE PIRENTENANCE	1100 1330300	203020		15,991.59
		/ /		0001 4007000		18.67	15,991.59
CARMEL WELDING & SUPP INC	355690	07/13/20	REPAIR PARTS	2201-4237000		18.67	
							18.67
CCP INDUSTRIES INC	355691	07/13/20	OTHER EXPENSES	601-5023990		-202.21	
CCP INDUSTRIES INC	355691	07/13/20	OTHER EXPENSES	601-5023990		113.17	
CCP INDUSTRIES INC	355631	07/13/20	OTHER EXPENSES	601-5023990		177 52	
CCP INDUSTRIES INC	355691	07/13/20	OTHER EXPENSES	601-5023330		104 53	
CCP INDUSTRIES INC	35569I	07/13/20	OTHER EXPENSES	601-5023990		104.55	
CCP INDUSTRIES INC	355691	07/13/20	OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES OTHER EXPENSES	601-5023990		177.52	
			OTHER CONT SERVICES OTHER CONT SERVICES				370.53
CENTER FOR THE PERFORMING	355692	07/13/20	OTHER CONT SERVICES	1208-4350900		53,661.20	
CENTER FOR THE REPEORMING	355692	07/13/20	OTHER CONT SERVICES	1208-4350900		82.555.69	
CENTER FOR THE PERFORMENCE	333072	01/13/20	Olima coni olivicio	1200 1200200		02,000.02	136,216.89
			MAESTRO SPROT / ONBOARD	050 5000000	101050	102 60	130,210.09
CHILD SOURCE	355693	07/13/20	MAESTRO SPROT / ONBOARD	852-5023990	104053	493.60	
							493.60
CHURCH CHURCH HITTLE & AN	355694	07/13/20	OTHER PROFESSIONAL FEES OTHER PROFESSIONAL FEES	1110-4341999		550.00	
CHIECH CHIECH HITTLE & AN	1 355694	07/13/20	OTHER PROFESSIONAL FEES	1110-4341999		100.00	
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CINTAS CORPORATION #18	355695	07/13/20	BUILDING REPAIRS & MAINI	1207-4350100		220.34	
CINTAS CORPORATION #18	355695	07/13/20	LAUNDRY SERVICE	1110-4356501		42.38	•
CINTAS CORPORATION #18	355695	07/13/20	LAUNDRY SERVICE	1110-4356501		42.38	
CINTAS CORPORATION #18	355695	07/13/20	TAINDRY SERVICE	1110-4356501		42.38	
CINTAS CORPORATION #18	355695	07/13/20	LAINDRY SERVICE	1110-4356501		42.38	
		07/10/20	TAINIDDY CEDUTCE	1110-4356501		42 38	
CINTAS CORPORATION #18	355695	07/13/20	HAUNDRY SERVICE	1110 4255501		#4.30	
CINTAS CORPORATION #18	355695	07/13/20	LAUNDRY SERVICE	1110-4356501		88.35	
CINTAS CORPORATION #18	355695	07/13/20	LAUNDRY SERVICE	1110-4356501		88.35	
CINTAS CORPORATION #18	355695	07/13/20	BUILDING REPAIRS & MAINT LAUNDRY SERVICE	1110-4356501		88.35	
CINTAS CORPORATION #18	355695	07/13/20	LAUNDRY SERVICE	1110-4356501		88.35	
	355695	07/13/20	LAIMDRY SERVICE	1110-4356501		88 35	
CINTAS CORPORATION #18	222022	01/13/20	THOMDET SPECATOR	TTT0-40000T		00.55	

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EVERETT J PRESCOTT INC

EVERETT J PRESCOTT INC

EXTRA SPACE MGMT INC

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### CITY OF CARMEL

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601-5023990

2201-4237000

1110-4353099

07/13/20 OTHER EXPENSES

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
NANCY KEATING	355739	07/13/20	MOSAICS-MEET ME ON MAIN	1203-4359003	104099	3,842.50	2 242 52
KIMBALL-MIDWEST	355740	07/13/20	OTHER EXPENSES	601-5023990		259.18	3,842.50
KIRBY RISK CORPORATION	355741 355741 355741 355741 355741 355741 355741	07/13/20 07/13/20 07/13/20 07/13/20 07/13/20	OTHER EXPENSES	651-5023990 651-5023990 651-5023990 651-5023990 651-5023990 651-5023990 601-5023990		39.01 190.35 454.79 373.12 -11.32 11.33 21.10	259.18
KIT MEDIA INC	355742	07/13/20	ADVERTISEMENTS 2020	1203-4346500	104098	1,678.00	1,078.38
KROGER CO	355743	07/13/20	OTHER MISCELLANEOUS	1110-4239099		106.04	1,678.00
THE NEW GROUP	355744	07/13/20	CONTRACTED SERVICES	1208-4350900	103733	64,073.00	106.04
LANDIA INC	355745	07/13/20	OTHER EXPENSES	651-5023990		340.00	64,073.00
LEXISNEXIS	355746	07/13/20	LIBRARY REF MATERIALS	506-4469000		75.00	340.00
LOOPNET	355747	07/13/20	MONTHLY SERVICES	1203-4359300	103914	550.00	75.00
LOWE'S COMPANIES INC	355748 355748		MISCELLANEOUS TOOLS MISCELLANEOUS TOOLS	1110-R4238000 1110-R4238000	103529 103529	14.13 170.05	550.00
LOWE'S COMPANIES INC	355749	07/13/20	PAINT	1110-4236400		155.92	184.18
MACALLISTER MACHINERY CO MACALLISTER MACHINERY CO	355750 355750 355750 355750 355750	07/13/20 07/13/20 07/13/20	REPAIR PARTS REPAIR PARTS REPAIR PARTS REPAIR PARTS REPAIR PARTS	2201-4237000 2201-4237000 2201-4237000 2201-4237000 2201-4237000		496.92 80.33 157.72 115.39 77.15	155.92
MAINSCAPE LANDSCAPING MAINSCAPE LANDSCAPING MAINSCAPE LANDSCAPING MAINSCAPE LANDSCAPING MAINSCAPE LANDSCAPING	355751 355751 355751 355751 355751	07/13/20 07/13/20 07/13/20	MOWING / LANDSCAPING	2201-4350400 1206-R4350900 1206-R4350900 2201-4350400 2201-4350400	103637 103540 103540 103637	111,477.00 1,143.00 1,143.00 111,477.00 111,477.00	927.51
MARTIN MARIETTA AGGREGATE	355752	07/13/20	OTHER EXPENSES	651-5023990		624.60	336,717.00
MCMASTER CARR SUPPLY CO	355753	07/13/20	OTHER EXPENSES	651-5023990		43.64	624.60
MEG & ASSOCIATES LLC	355754	07/13/20	EVENT PLANNING & MEDIA	1203-4359003	103658	2,500.00	43.64
MENARDS - FISHERS	355755	07/13/20	3700	651-5023990		324.15	2,500.00
MENARDS, INC	355756	07/13/20	OTHER EXPENSES	651-5023990		15.04	324.15
MENARDS, INC	355757	07/13/20	98008	601-5023990		137.68	15.04
MENARDS, INC MENARDS, INC MENARDS, INC	355758 355758 355758	07/13/20 07/13/20 07/13/20	98478	2201-4238900 2201-4238900 2201-4238900		21.96 14.97 61.63	137.68
MENARDS, INC	355759	07/13/20	98796	1207-4350100		75.73	98.56

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## CITY OF CARMEL

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#### DATE: 07/14/2020 TIME: 12:28:45

## CITY OF CARMEL ACCOUNTS PAYABLE - VOUCHER REGISTER

DATE DESCRIPTION KEY ORGAN-ACCOUNT P.O. INVOICE AMT VENDOR NAME CHECK NO CHECK AMT R E I REAL ESTATE SERVICE 355776 07/13/20 MONTHLY OPERATING EXPENSE 1206-4350900 103628 492.42 492.42 07/13/20 OTHER EXPENSES 651-5023990 123.22 R G A/HOOSIER RUBBER & TR 355777 R G A/HOOSIER RUBBER & TR 355777 07/13/20 OTHER EXPENSES 651-5023990 158.40 281.62 R J E BUSINESS INTERIORS 355778 07/13/20 FURNITURE & FIXTURES 1701-4463000 103918 115.00 R J E BUSINESS INTERIORS 355778 07/13/20 FURNITURE & FIXTURES 1701-R4463000 103608 3,150.00 R J E BUSINESS INTERIORS 355778 07/13/20 FURNITURE & FIXTURES 1205-R4463000 103595 10,320.75 355778 07/13/20 FURNITURE & FIXTURES 1205-4463000 2,950.60 R J E BUSINESS INTERIORS 1205-R4463000 103595 R J E BUSINESS INTERIORS 355778 07/13/20 FURNITURE & FIXTURES 13,243.21 07/13/20 FURNITURE & FIXTURES 1205-R4463000 103595 15,218.17 R J E BUSINESS INTERIORS 355778 44,997.73 07/13/20 2020 PROFESSIONAL SERVICE 1160-R4341999 103420 7,000.00 BORROR PUBLIC AFFAIRS, LL 355779 7,000.00 355780 07/13/20 UNIFORMS . 2201-4356001 759.00 RITZ SAFETY 759.00 07/13/20 PROJ 19-03 (8/21/2019) 2200-R4340100 103043 1,700.00 RUNDELL ERNSTBERGER ASSOC 355781 1,700.00 RUNYON EQUIPMENT RENTAL 355782 07/13/20 OTHER RENTAL & LEASES 2201-4353099 143.00 RUNYON EQUIPMENT RENTAL 355782 07/13/20 OTHER EXPENSES 651-5023990 24.18 167.18 07/13/20 TRAINING SEMINARS 210-4357000 190.00 SAFE KIDS WORLDWIDE 355783 190.00 07/13/20 CEMENT 2201-4236200 662.00 SAGAMORE READY MIX LLC 355784 662.00 SERVICE PIPE & SUPPLY INC 355785 07/13/20 OTHER EXPENSES 601-5023990 230.60 230.60 SHERWIN WILLIAMS INC 355786 07/13/20 PAINT 2201-4236400 19.39 19.39 07/13/20 CONSULTING FEES SIMON AND COMPANY INC 355787 1160-4340400 103648 842.15 842.15 STAPLES BUSINESS ADVANTAG 355788 07/13/20 OFFICE EOUIPMENT 1701-4464000 75.09 STAPLES BUSINESS ADVANTAG 355788 07/13/20 OTHER EXPENSES 601-5023990 69.96 STAPLES BUSINESS ADVANTAG 355788 07/13/20 OFFICE SUPPLIES 1701-R4230200 103609 9.48 STAPLES BUSINESS ADVANTAG 355788 07/13/20 FURNITURE & FIXTURES 1701-R4463000 102456 199.00 353.53 SUSAN SHERER VINCENT, INC 355789 07/13/20 MENTAL HEALTH COUNSELING 1110-4340703 2,943.75 2,943.75 SWANK MOTION PICTURES INC 355790 07/13/20 MOVIE LICENSING PKG 1203-R4359003 103485 175.00 07/13/20 MOVIE LICENSING PKG 1203-R4359003 SWANK MOTION PICTURES INC 355790 103485 175.00 350.00 SYNCB/AMAZON.COM 355791 07/13/20 6045787810437364 601-5023990 232.00 SYNCB/AMAZON.COM 355791 07/13/20 6045787810437364 601-5023990 62.44 SYNCB/AMAZON.COM 355791 07/13/20 6045787810437364 601-5023990 74.04 355791 07/13/20 OTHER EXPENSES 601-5023990 SYNCB/AMAZON.COM 244.96 613.44 TESTAMERICA LABORATORIES, 355792 07/13/20 OTHER EXPENSES 651-5023990 116.50 116.50 THOMSON REUTERS-WEST 355793 07/13/20 SPECIAL INVESTIGATION FEE 1110-4358200 273.00 273.00 TRACTOR SUPPLY CO 07/13/20 OTHER EXPENSES 355794 601-5023990 399.96 399.96 UNITED RENTALS INC 355795 07/13/20 OTHER EXPENSES 651-5023990 1,428.20 1,428.20 UTILITY SUPPLY CO INC. 355796 07/13/20 OTHER EXPENSES 604-5023990 2,367.60 UTILITY SUPPLY CO INC. 355796 07/13/20 LANDSCAPING SUPPLIES 2201-4239034 1,457.58 UTILITY SUPPLY CO INC. 355796 07/13/20 LANDSCAPING SUPPLIES 2201-4239034 37.78 UTILITY SUPPLY CO INC. 07/13/20 OTHER EXPENSES 355796 604-5023990 14,257.14

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## CITY OF CARMEL

ACCOUNTS PAYABLE - VOUCHER REGISTER

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
UTILITY SUPPLY CO INC.	355796	07/13/20	OTHER EXPENSES	604-5023990		22,810.00	
VEHICLE TRACKING SOLUTION	355797	07/13/20	GPS TRACKING DEVICES	2201-R4350900	102488	1,749.30	40,930.10
VERMEER OF INDIANA INC	355798	07/13/20	REPAIR PARTS	2201-4237000		46.36	1,749.30
SHAMROCK SELF STORAGE	355799	07/13/20	OTHER RENTAL & LEASES	1110-4353099		259.00	46.36
WHITE'S ACE HARDWARE	355800	07/13/20	MISC SUPPLIES	1192-R4238900	103391	20.42	259.00
WHITE'S ACE HARDWARE	355801	07/13/20	OTHER MAINT SUPPLIES	2201-4238900		1,532.68	20.42
WILKINSON BROTHERS	355802	07/13/20	GRAPHIC DESIGN & MARKET	1203-4359003	103808	13,100.00	1,532.68
WILLIAMS CREEK MGMT CORP	355803	07/13/20	MONON TRAIL STREAM CLEAN	250-R4350900	101588	940.00	13,100.00
THE ART LAB	355804	07/13/20	MEET ME ON MAIN EVENTS	1203-4359003	103727	480.00	940.00
JANI-KING OF INDIANAPOLIS	355805	07/13/20	OTHER EXPENSES	601-5023990		836.00	480.00 836.00
AIM	355806	07/14/20	ORGANIZATION & MEMBER DUE	1801-4355300		125.00	125.00
ACE-PAK PRODUCTS INC	355807	07/14/20	OTHER MAINT SUPPLIES	2201-4238900		68.99	68.99
ADVANCED TURF SOLUTIONS I	355808	07/14/20	GROUNDS MAINTENANCE	1207-4350400		3,315.60	3,315.60
AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	355809 355809		1VN9R73GPWL6 1XRV6GRHQMWD	1205-4238000 1205-4239012		46.98 109.95	3,313.60
ARC ACQUISITION US INC	355810		CAMERA DOMES	1115-4237000	104077	172.74	156.93
ASTRO OPTICS LLC	355811	07/14/20	OTHER MISCELLANEOUS	2200-4239099		320.21	172.74
BOLDEN'S CLEANING & RESTO	355812	07/14/20	OTHER CONT SERVICES	1120-4350900		700.00	320.21
BRENNTAG MID SOUTH INC	355813	07/14/20	REFLECTING PONDSUPPLIES	1206-4350900	103624	4,300.14	700.00
C T W ELECTRICAL CO, INC	355814	07/14/20	GARAGE & MOTOR SUPPIES	2201-4232100		321.21	4,300.14
CALLAWAY GOLF COMPANY CALLAWAY GOLF COMPANY	355815 355815		GOLF HARDGOODS GOLF HARDGOODS	1207-4356007 1207-4356007		222.96 222.96	321.21
CITY WIDE MAINTENANCE CITY WIDE MAINTENANCE	355816 355816		CLEANING SERVICES	1207-4350600 1207-4350600		153.65 800.00	445.92 953.65
CINTAS CORPORATION #18 CINTAS CORPORATION #18 CINTAS CORPORATION #18 CINTAS CORPORATION #18 CINTAS CORPORATION #18	355817 355817 355817 355817 355817	07/14/20 07/14/20 07/14/20	UNIFORMS UNIFORMS LAUNDRY SERVICE OTHER MAINT SUPPLIES LAUNDRY SERVICE	1207-4356001 1207-4356001 2201-4356501 2201-4238900 2201-4356501		144.99 27.13 195.21 494.95 848.62	222.65
CLARK TIRE INC	355818		AUTO REPAIR & MAINTENANCE			28.50	1,710.90
CONTINENTAL RESEARCH CORP			OTHER MAINT SUPPLIES	1205-4238900		1,105.57	28.50
COVERTTRACK GROUP INC	355820		WEB PAGE FEES	911-4355400		1,200.00	1,105.57
CURRENT PUBLISHING	355821	07/14/20	OTHER CONT SERVICES	202-4350900		117.70	1,200.00

SUNGARD PENTAMATION, INC. DATE: 07/14/2020 TIME: 12:28:45

## CITY OF CARMEL ACCOUNTS PAYABLE - VOUCHER REGISTER

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
CURRENT PUBLISHING CURRENT PUBLISHING CURRENT PUBLISHING CURRENT PUBLISHING	355821 355821 355821 355821	07/14/20 07/14/20	COVID ADVERTISEMENTS 2020 ADVERTISEMENTS 2020 ADVERTISEMENTS 2020 BIKE CARMEL ADS	1203-4359016 1203-4359003 1203-4359300 854-4359038	103833 103833 103834	3,215.50 1,575.00 7,600.00 860.00	
DENTONS BINGHAM GREENEBAU DENTONS BINGHAM GREENEBAU			OTHER CONT SERVICES OTHER CONT SERVICES	202-4350900 202-4350900		12,065.00 9,256.00	13,368.20
DONLEY SAFETY	355823	07/14/20	SAFETY ACCESSORIES	1120-4356003		268.00	
EAN SERVICES, LLC EAN SERVICES, LLC	355824 355824		AUTOMOBILE LEASE AUTOMOBILE LEASE	911-4352600 911-4352600		853.50 853.51	268.00
FLEETPRIDE FLEETPRIDE	355825 355825		REPAIR PARTS REPAIR PARTS	2201-4237000 2201-4237000		185.70 -157.71	1,707.01
FREDERICKS, INC	355826	07/14/20	BUILDING REPAIRS/MAINT	1115-R4350100	102291	993.37	27.99
GRAINGER GRAINGER GRAINGER GRAINGER	355827 355827 355827 355827	07/14/20 07/14/20 07/14/20	REPAIR PARTS REPAIR PARTS OTHER MAINT SUPPLIES OTHER MAINT SUPPLIES	2201-4237000 2201-4237000 2201-4238900 2201-4238900		126.90 126.90 207.77 20.67	993.37
GRAINGER INC	355828	07/14/20	BUILDING REPAIRS & MAINT	1205-4350100		5,443.20	482.24
GRAYBAR ELECTRIC CO, INC	355829	07/14/20	FIBER LOCATE PANT	1115-4239099	104076	418.56	5,443.20
GUMBUSTERS	355830		REPAIR PARTS	2201-4237000		143.50	418.56
			SPECIAL DEPT SUPPLIES	102-4239011		221.20	143.50
HENRY SCHEIN INC	355831						221.20
HP INC.	355832			1115-R4463201	103401	180.00	180.00
FERGUSON FACILITIES SUPPL	355833	07/14/20	SANITIZER WIPES	1120-4359016		502.84	502.84
HYLANT GROUP	355834	07/14/20	GENERAL INSURANCE	1205-4347500		5,272.00	5,272.00
I U P P S I U P P S	355835 355835		OTHER PROFESSIONAL FEES OTHER CONT SERVICES	1115-4341999 2201-4350900		595.65 922.45	
ICE MILLER LLP	355836	07/14/20	OTHER CONT SERVICES	202-4350900		618.00	1,518.10
INDIANA OFFICE OF TECHNOL	355837	07/14/20	EQUIPMENT MAINT CONTRACTS	1110-4351501		118.57	618.00
JAF PROPERTY SERVICES INC	355838	07/14/20	BUILDING REPAIRS & MAINT	1205-4350100		605.00	118.57
KENNEY OUTDOOR SOLUTIONS	355839	07/14/20	REPAIR PARTS	1207-4237000		602.31	605.00
KRIEG DEVAULT	355840 355840 355840 355840 355840 355840 355840 355840	07/14/20 07/14/20 07/14/20 07/14/20 07/14/20 07/14/20	OTHER CONT SERVICES	202-4350900 202-4350900 202-4350900 202-4350900 202-4350900 202-4350900 202-4350900 202-4350900		1,343.00 5,256.00 474.00 1,303.50 6,768.00 584.00 417.50 934.00	602.31
LEACH & RUSSELL	355841	07/14/20	OTHER CONT SERVICES	1208-4350900		415.00	17,080.00

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## CITY OF CARMEL ACCOUNTS PAYABLE - VOUCHER REGISTER

CHECK NO DATE DESCRIPTION KEY ORGAN-ACCOUNT P.O. INVOICE AMT CHECK AMT VENDOR NAME 07/14/20 OTHER CONT SERVICES 355841 1208-4350900 180.00 LEACH & RUSSELL 07/14/20 OTHER CONT SERVICES 1208-4350900 325.00 LEACH & RUSSELL 355841 LEACH & RUSSELL 355841 07/14/20 OTHER CONT SERVICES 1208-4350900 775.00 07/14/20 OTHER CONT SERVICES 1208-4350900 LEACH & RUSSELL 355841 481.92 1208-4350900 4,756.40 355841 07/14/20 OTHER CONT SERVICES LEACH & RUSSELL 6,933.32 07/14/20 AUTO REPAIR & MAINTENANCE 1120-4351000 MACQUEEN EMERGENCY GROUP 355842 483.00 483.00 MENARDS - FISHERS 355843 07/14/20 SAFETY SUPPLIES 1120-4239012 225.12 225.12 07/14/20 OTHER MISCELLANEOUS 1120-4239099 47.99 MENARDS, INC 355844 47.99 MENARDS, INC 355845 07/14/20 98737 2201-4238900 94.37 94.37 MENARDS, INC 355846 07/14/20 REPAIR PARTS 1120-4237000 10.28 10.28 07/14/20 OTHER CONT SERVICES MIDWEST LANDSCAPE INDUSTR 355847 2201-4350900 351.00 MIDWEST LANDSCAPE INDUSTR 355847 07/14/20 OTHER CONT SERVICES 2201-4350900 125.00 07/14/20 OTHER CONT SERVICES 2201-4350900 145.00 MIDWEST LANDSCAPE INDUSTR 355847 MIDWEST LANDSCAPE INDUSTR 355847 07/14/20 OTHER CONT SERVICES 2201-4350900 761.00 MIDWEST LANDSCAPE INDUSTR 355847 07/14/20 OTHER CONT SERVICES 2201-4350900 489.00 1,871.00 07/14/20 BITUMINOUS MATERIALS 2201-4236300 242.00 MILESTONE CONTRACTORS, L 355848 242.00 1120-4237000 651.86 NAPA AUTO PARTS NOBLES & 355849 07/14/20 REPAIR PARTS 651.86 OFFICE DEPOT INC 355850 07/14/20 OFFICE SUPPLIES 1205-4230200 24.19 1205-4230200 OFFICE DEPOT INC 355850 07/14/20 OFFICE SUPPLIES 106.92 07/14/20 OFFICE SUPPLIES 1205-4230200 161.59 355850 OFFICE DEPOT INC 292.70 1120-4237000 345.74 O'REILLY AUTO PARTS 355851 07/14/20 REPAIR PARTS 345.74 PEARSON FORD, INC 355852 07/14/20 AUTO REPAIR & MAINTENANCE 2201-4351000 155.86 155.86 07/14/20 OTHER CONT SERVICES PROMOTIONS PLUS INC 355853 1801-4350900 38.00 38.00 07/14/20 OTHER MAINT SUPPLIES 1205-4238900 474.74 R.D. FILIP, INC 355854 474.74 REDLEE/SCS INC 355855 07/14/20 JANITORIAL SERVICES 1206-4350900 103629 1,500.00 1,500.00 07/14/20 REPAIR PARTS ROUDEBUSH EQUIPMENT INC 355856 2201-4237000 262.50 2201-4237000 136.34 ROUDEBUSH EQUIPMENT INC 355856 07/14/20 REPAIR PARTS 398.84 355857 07/14/20 BOTTLED GAS 2201-4231100 32.24 RUNYON EQUIPMENT RENTAL 32.24 355858 07/14/20 PUBLICATION OF LEGAL ADS 1702-4345500 20.95 SAGAMORE NEWS MEDIA 07/14/20 PUBLICATION OF LEGAL ADS 1702-4345500 SAGAMORE NEWS MEDIA 355858 22.70 43.65 PROFESSIONAL TOOL SOLUTIO 355859 07/14/20 SMALL TOOLS & MINOR EQUIP 2201-4238000 150.00 150.00 SCOTT POOLS, INC 355860 07/14/20 LANDSCAPING SUPPLIES 2201-4239034 355.33 355.33 THE KASEY PROGRAM INC 355861 07/14/20 OTHER EQUIPMENT 102-4467099 558.97 THE KASEY PROGRAM INC 355861 07/14/20 OTHER EQUIPMENT 102-4467099 698.00 THE KASEY PROGRAM INC 355861 07/14/20 OTHER EQUIPMENT 102-4467099 187.24 1,444.21 07/14/20 SPECIAL INVESTIGATION FEE 911-4358200 273.00 THOMSON REUTERS-WEST 355862

SUNGARD PENTAMATION, INC. DATE: 07/14/2020 TIME: 12:28:45

CITY OF CARMEL ACCOUNTS PAYABLE - VOUCHER REGISTER

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	VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
	TRUCK SERVICE INC	355863	07/14/20	SPECIAL PROJECTS	1401-4359000	821.47	
	TRUCKPRO	355864	07/14/20	SPECIAL PROJECTS	1401-4359000	2,017.94	821.47
	UPS	355865	07/14/20	POSTAGE	1115-4342100	20.13	2,017.94
	URBAN LAND INSTITUTE	355866	07/14/20	EXTERNAL TRAINING TRAVEL	1801-4343002	10.00	20.13
	WILDMAN BUSINESS GROUP WILDMAN BUSINESS GROUP WILDMAN BUSINESS GROUP	355867 355867 355867	07/14/20	SAFETY SUPPLIES SAFETY SUPPLIES SAFETY SUPPLIES	2201-4239012 2201-4239012 2201-4239012	222.08 107.69 132.00	10.00
	YASMIN L STUMP LAW GROUP	355868	07/14/20	OTHER CONT SERVICES	202-4350900	1,405.00	461.77
	SOLLENBERGER RENTAL MANAG	355527	07/07/20	RENT PAYMENTS	911-4352500	5,407.00	1,405.00
	LAMINATING USA	355589	07/10/20	REFUND SECURITY DEP.	101-5023990	1,195.00	5,407.00
				•			1,195.00
	·				TOTAL HAND WRITTEN CHECKS	-525.00	
					TOTAL COMPUTER-WRITTEN CHECKS	3,058,982.91	

3,058,457.91 TOTAL WRITTEN CHECKS

I HEREBY CERTIFY THAT EACH OF THE ABOVE LISTED VOUCHERS AND INVOICES OR BILLS ATTACHED THERETO, ARE TRUE AND CORRECT AND I HAVE AUDITED SAME IN ACCORDANCE WITH IC 5-11-10-1.6.

CONTROLLER

	-	COUNCIL PRESIDENT	
•			

## Monthly Report of Electronic Transfers

For the Month/Year of:

June 30, 2020

<u>Date</u>	<u>Recipient</u>	Amount	<u>Fund</u>	<u>Account</u>	Description
6/3/2020	Sedgwich Claims Mgmt \$	10,863.85	302	5023990	Worker's Comp
6/4/2020	Sedgwich Claims Mgmt \$	2,740.00	302	5023990	Worker's Comp
6/4/2020	Anthem \$	133,797.62	301	5023990	Medical Payment
6/8/2020	Quality Leasing \$	599.42	1160	4352600	Mayor's Car Lease
6/9/2020	Neofunds \$	2,000.00	1192	4342100	Postage
6/10/2020	Anthem \$	337,812.84	301	5023990	Medical Payment
6/10/2020	PNC \$	380,822.89	1150	4354003	Bond Payment
6/10/2020	Huntington \$	857,500.00	1150	4354008	Bond Payment
6/11/2020	Huntington \$	45,480.96	902	5023992	Bond Payment
6/11/2020	Huntington \$	47,605.63	902	5023992	Bond Payment
6/11/2020	Regions \$	90,924.31	902	5023992	Bond Payment
6/11/2020	Huntington \$	198,899.24	902	5023992	Bond Payment
6/11/2020	Huntington \$	219,147.47	902	5023992	Bond Payment
6/11/2020	Regions \$	446,431.07	902	5023992	Bond Payment
6/11/2020	Regions \$	2,826,500.00	211 / 1150	4354014	Bond Payment
6/15/2020	VSP Insurance \$	10,939.28	301	5023990	Medical Payment
6/15/2020	Near North Title Group \$	20,000.00	106	4460714	Parks Property Purchase
6/15/2020	Bank of New York Mellon \$	187,767.00	651	5023990	Bond Payment
6/16/2020	Ford Credit \$	536.48	1160	4352600	Mayor's Car Lease
6/16/2020	Huntington \$	264,436.04	902	4354016	Bond Payment
6/16/2020	Huntington \$	432,500.00	902	4460846	Bond Payment
6/16/2020	Bank of NY \$	455,070.00	902	4354005	Bond Payment
6/16/2020	Bank of NY \$	4,107,500.00	902	4354015	Bond Payment
6/17/2020	Anthem \$	140,709.99	301	5023990	Medical Payment
6/18/2020	Huntington \$	619,000.00	902	4460846	Bond Payment
6/18/2020	Huntington \$	1,065,000.00	902	4354023	Bond Payment
6/22/2020	Dept. of Workforce Development \$	2,535.92	101	4110000	Unemployment
6/22/2020	Huntington \$	6,201,000.00	902	4354011 / 4354012	Bond Payment
6/23/2020	Huntington \$	743,135.00	406	4354018	Bond Payment
6/23/2020	Huntington \$	4,747,000.00	1150	4354017	Bond Payment
6/24/2020	Huntington \$	1,185,760.00	250	5023990	Bond Payment
6/24/2020	Huntington \$	2,162,000.00	202 / 1150	4354021	Bond Payment
6/25/2020	Huntington \$	148,500.00	902	4460933	Bond Payment
6/25/2020	Anthem \$	246,746.94	301	5023990	Medical Payment
6/25/2020	Huntington \$	304,000.00	902	4460933	Bond Payment
6/29/2020	Huntington \$	360,000.00	902	4462884	Bond Payment
6/30/2020	Allied Republic Services \$	377,267.93	601	5023990	Utility Payment
	\$	29,382,529.88			

I hereby certify that each of the above listed wire transfers are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Controller

We have examined the wires listed above on the foregoing accounts payable register, consisting of one page(s), and except for wires not allowed as shown in this register, such wires in the total amount of \$29,382,529.88 are in compliance with Section 2-12 of the Carmel City Code.

Dated this day of,, Acknowledged by the Common Council of the City of Carmel, Indiana	a.		
	•	Council President	
	,		
	•		

#### ORDINANCE NO. D-2513-20

# AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, AMENDING CHAPTER 4, ARTICLE 5, SECTION 4-98 OF THE CARMEL CITY CODE

Synopsis: This ordinance codifies the process of applying for economic development incentives from the City of Carmel.

WHEREAS, the Common Council of the City of Carmel (the "Council") has a direct interest in promoting the economic development of the City of Carmel; and

WHEREAS, when appropriate, the Council may desire to support the economic development of the City of Carmel through the offering of various incentives; and

WHEREAS, in order to provide an objective and consistent basis for comparing the impact and merits of economic development projects in consideration of incentives offered in support of said projects, the City has created an economic impact analysis tool; and

WHEREAS, it is in the best interest of the citizens of Carmel to standardize and improve the process of reviewing and granting economic incentives for development within the City.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Carmel, Indiana, as follows:

<u>Section 1.</u> The foregoing Recitals are fully incorporated herein by this reference.

<u>Section 2.</u> Carmel City Code Section 4-98 should be and hereby is amended to read as follows:

#### "\$ 4-98 Tex Abatement Areas Economic Revitalization Areas,

(Reserved) Prior to, or contemporaneously with, submitting a resolution to the Council requesting the designation of an Economic Revitalization Area pursuant to Indiana Code § 6-1.1-12.1, a petitioner seeking economic development incentives shall submit to the City Clerk all information necessary to perform an Economic Impact Analysis using the City's Economic Impact Analysis Tool, The City Clerk will keep a copy of the City's Economic Impact Analysis Tool, as it may be amended by the Common Council from time to time, on file and open to public inspection."

Section 3. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such repeal to have prospective effect only. However, the repeal or amendment by this Ordinance of any other ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to the effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties shall be imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been adopted.

- 45 Ordinance D-2513-20
- 46 Page One of Two Pages

This Ordinance was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on 3/3/20 at 2:46 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

Section 5. This Ordinance shall I and signing by the Mayor.	be in full force and effect from and after the date of its passage
PASSED by the Common Council of	f the City of Carmel, Indiana, this day of, 202
by a vote ofayes and nays.	· , , — · .
COMMON COUN	CIL FOR THE CITY OF CARMEL
Laura D. Campbell, President	Sue Finkam, Vice-President
H. Bruce Kimball	Kevin D. Rider
A athany Cana	Jeff Worrell
Anthony Green	Jen worten
Timothy J. Hannon	Miles Nelson
Adam Aasen	
ATTEST:	
Sue Wolfgang, Clerk	
Presented by me to the Mayor of the C	City of Carmel, Indiana this day ofM.
	Sue Wolfgang, Clerk
Approved by me, Mayor of the City o	
ATTEST:	James Brainard, Mayor
Sue Wolfgang, Clerk	
Ordinance D-2513-20	

sufficiency or otherwise.
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# CITY OF CARMEL **DOCS DEPARTMENT REPORT TO THE COUNCIL**

July 6, 2020

#### Silvara PUD Amendment & Commitment Amendment, Exmoor Standards (Z-652-20)

- Plan Commission Docket Nos. PZ-2020-00008 OA and PZ-2020-00009 CA
- Amendment to the Silvara PUD text and Council Commitments in order to amend the standards for the Exmoor Neighborhood at Jackson's Grant
- Site is located west of Spring Mill Rd. and north of Jacksons Grant Blvd.
- It is zoned Silvara PUD Ordinance Z-553-11

#### **Planning and Zoning Analysis**

- Standards were proposed for this area when the Silvara PUD was first being reviewed, however there were not detailed plans at that time and so the standards were removed from the PUD.
- Now that more detailed plans are proposed, the petitioner is requesting these unique standards for Exmoor to allow the development of a neighborhood different than other areas of Jackson's Grant.
- The basic layout of the neighborhood is remaining the same with the entrance coming from the Estates area of Jackson's grant.
- There is a looped road with some common area and 22 lots (21 originally planned).
- The main changes relate to the lot standards and the addition of separate carriage garages.
- These changes will allow for reduced front and side yard setbacks for this European style development.
- Decorative walls at the front property line will connect the fronts of the garages to create a private front courtyard area.
- The conceptual architectural elevations of the homes are very nice and include a lot of detailing and masonry. This carries through to the design of the garages.
- The homes will still have to meet the architectural standards of the PUD as those are not changing.
- As a part of this PUD Amendment process staff has asked the petitioner to incorporate the Conditions made to the City Council into the text of the PUD.
- This will make the PUD easier to read and understand.
- Currently the PUD has standards in the body of the PUD and it has different standards that were made as conditions to the City Council but were not actually amended into the PUD.
- The Conditions to the Council are the governing standards and so it makes sense to change the text in the PUD to reflect this.
- This should clear up any confusion regarding the PUD standards and the Conditions and will make the Silvara PUD document more user friendly.

#### Discussions with Petitioner during Plan Commission process

- The Plan Commission asked about street lighting, the type of landscaping in the side yards which could be grass or mulched plantings, and the type of street and size of the alleys.
- The streets will be private as it is a gated community, however they will be built to City standards.
- The alley will be about 25 ft. wide which would be enough room to turn into the garages.
- The garages cannot be bought; they are licensed to the homeowner and could be sold with the home or it could be licensed to only another Exmoor resident.

DOCS Staff found that the proposed amendments would not have a negative impact on the development overall. There are no major concerns with the amendments proposed. The petitioner has made many of our requested changes, and we have no outstanding comments. DOCS Staff recommended that the Plan Commission Committee forward this item to City Council with a Favorable Recommendation. They voted, 4-0 to send it with a Favorable recommendation to City Council.



Steven D. Hardin
Partner
steven.hardin@faegredrinker.com
Direct +1 317 569 4833

Faegre Drinker Biddle & Reath LLP 600 East 96th Street ▼ Suite 600 Indianapolis ▼ Indiana 46240-3789 Phone +1 317 569 9600 Fax +1 317 569 4800

June 26, 2020

#### VIA E-MAIL

Carmel City Council Members One Civic Square Carmel, IN 46032

Re: Proposed PUD Ordinance Amendment for Exmoor at Jackson's Grant

Dear City Council Members:

Jacksons Grant Real Estate Company, LLC / Republic Development, LLC ("Republic") respectfully submits its request to amend certain standards associated with the Silvara PUD Ordinance in order to create a unique European Village design with ancillary carriage garages for Exmoor at Jackson's Grant.

The Silvara PUD Ordinance was adopted by the City Council in December 2011. Exmoor is one of the two northernmost neighborhoods, along with Northvale, approved in the Silvara development (now known as "Jackson's Grant"). Please see the aerial location map at **Exhibit A** for Exmoor's location and the concept plan at **Exhibit B** for Exmoor's proposed layout.

The standards to be amended include front yard and side yard setbacks so that the homes can be set closer together with connecting front yard and side yard walls (please see the illustrative home renderings at <u>Exhibit C</u>). These walls will create unique front courtyards similar to what exists in areas of old-world Europe. In addition, the amendments would allow for the construction of unique carriage garages in common areas with second floor ancillary uses for Exmoor homeowners. These carriage garages will be designed with European architectural character to compliment the homes within Exmoor (please see the illustrative garage renderings at **Exhibit D**).

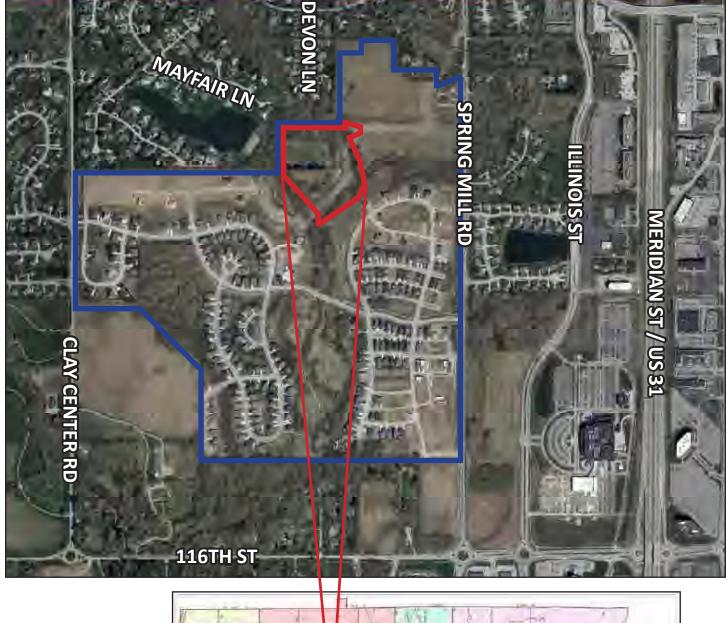
The homes to be built in Exmoor will be custom in design, European in character and targeting the high-end empty nester market. Exmoor's single-family homes are expected to range from \$800,000 to \$1.5 million with an estimated average of \$1 million. The carriage garages are expected to range from \$60,000 to \$125,000 for each single garage, with an estimated average of \$90,000.

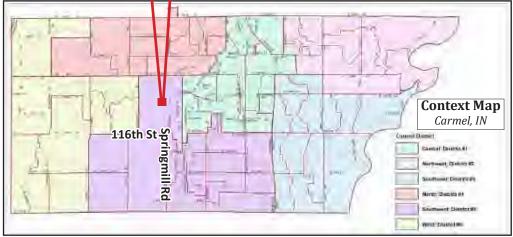
At its virtual meeting on June 4, 2020, the Carmel Plan Commission Commercial Committee voted unanimously to forward the proposed PUD Ordinance Amendment to the City Council with a favorable recommendation. No remonstrance was made at the Plan Commission public hearing on this proposal. If approved, Republic intends to begin construction later this year.

Enclosed please find the redlined Ordinance Amending the Silvara PUD District Ordinance that shows the above-mentioned changes. This redlined amendment Ordinance also integrates the conditions that were changed and/or added by the City Council at the time of its original approval in 2011. These integrated conditions are shown in orange.

Thank you for your consideration. Steven D. Hardin

## **EXHIBIT A** - AERIAL LOCATION MAP











## **EXHIBIT B - CONCEPT PLAN**

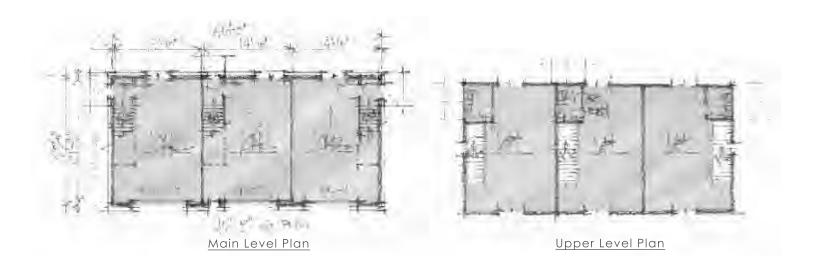


## **EXHIBIT C** - ILLUSTRATIVE HOME RENDERINGS



## **EXHIBIT D** - ILLUSTRATIVE GARAGE RENDERINGS





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Sponsors: Councilor Rider **Councilor Griffiths Councilor Seidensticker** 



A PLANNED UNIT DEVELOPMENT DISTRICT

**CARMEL, INDIANA** 

**ORDINANCE Z-553-11Z-652-20** 

# SILVARA

## A PLANNED UNIT DEVELOPMENT DISTRICT

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37		Sponsors: Councilor Rider
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39		ORDINANCE Z-652-20
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41		AN ORDINANCE OF THE COMMON COUNCIL OF THE
42		CITY OF CARMEL, INDIANA
43		<del></del>
44		An Ordinance Amending the
45		Silvara PUD District Ordinance
46	WHI	EREAS, Section 9.05 of the City of Carmel Unified Development Ordinance Z-625-17 (the
47		vides for the establishment of a Planned Unit Development District in accordance with Indiana
48		4-1500 et seg.; and
40	Code 930-7-	4-1500 et seq., and
49	WHI	EREAS, Indiana Code §36-7-4-1500 et seq. authorizes the Common Council of the City of
50		ana (the "City Council") to impose reasonable conditions on the approval of a Planned Unit
51	Developmen	t District; and
52		EREAS, on December 5, 2011, the City Council approved the Silvara PUD Ordinance Z-553-
53		D Ordinance") and imposed certain conditions (the "Conditions") on that approval attached
54	as Exhibit L	to the PUD Ordinance; and
55	WHI	EREAS, the Silvara development now is known as "Jackson's Grant"; and
<b>-</b> .		
56		EREAS, the developer of Jackson's Grant has requested that the City Council approve an
57		to the PUD Ordinance and a modification to the Conditions to allow the 14.662-acre Exmoor
58	_	d within Jackson's Grant to offer unique European village design and architecture and to offer
59	carriage gara	ages within the Exmoor common area;
60	WHI	EREAS, the Plan Commission of the City of Carmel (the "Plan Commission") conducted a
61		ng on docket numbers PZ-2020-00008 OA and PZ-2020-00009 CA at its June 4, 2020,
62		equired by law; and
<b>ي</b>	mouning as in	
63	WHI	EREAS, the Plan Commission sent a favorable recommendation relating to docket numbers
64	PZ-2020-000	008 OA and PZ-2020-00009 CA to the City Council;
<i>(5</i>	NOV	W THEREFORE RE IT ORDANIED 1 4 C' C 2 14 4 4 4 1 1 C 1
65		V, THEREFORE BE IT ORDAINED by the City Council that, pursuant to Indiana Code
66		0 et seq., it hereby adopts this ordinance (the "Amendment") as an amendment to the PUD
67	Ordinance ai	nd a modification of the Conditions as follows:
68	Section 1.	Applicability of Ordinance.
69		
70	1.1	This Amendment accomplishes the following; (i) integrates the Conditions into the PUD
71		Ordinance; and (ii) amends the PUD Ordinance with respect to the Exmoor real estate,
72		which real estate is described on the attached <b>Exhibit A</b> (the "Real Estate").

- 73 Development in this District shall be governed entirely by (i) the provisions of this Ordinance and its exhibits, and (ii) those provisions of the Zoning Ordinance and Subdivision Control Ordinance specifically referenced in this Ordinance.
  - 1.3 All provisions and representations of the Zoning Ordinance or Subdivision Control Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

#### Section 2. Definitions.

- The general rules of construction set forth in Chapter 3 of the Zoning Ordinance and the definitions set forth in this Ordinance shall apply to the regulations of this Ordinance. Words not defined herein but defined in the Zoning Ordinance shall be interpreted in accordance with the Zoning Ordinance definition.
  - 2.2 <u>ADLS:</u> See DP/ADLS Approval definition.
  - 2.3 <u>Apartment:</u> A Multiple Family Dwelling owned by a single person or entity in which the Dwelling Units are rented or leased.
    - 2.4 <u>Building, Attached Residential:</u> A Building including any one or combination of the following: Attached Dwellings, Multiple-Family Dwellings, Two-Family Dwellings, and Townhouses; and its ancillary uses.
    - 2.5 <u>Building, Village Neighborhood:</u> A Building that contains any use permitted by this Ordinance within the Village Neighborhood Planning Area.
    - 2.6 Carriage Garage: A Building with up to six (6) units attached, designed for vehicle storage on the ground floor and may have second floor lofts finished for use as studios, workshops, recreation rooms or similar ancillary use, but shall not be designed for, nor permit Occupancy.
    - 2.62.7 Character Exhibits: The illustrative exhibits attached hereto and incorporated herein by reference as Exhibit K. The Character Exhibits are a compilation of conceptual plans, images and sketches designed to capture the intended character of the District. Although the Character Exhibits do not necessarily represent the final design of the District's built environment, it does establish a benchmark for the quality and character of the overall District as well as the District's various design elements that contribute to this vision.
    - 2.72.8 Community Amenities: Recreational facilities and spaces, including, without limitation, any one or a combination of the following: (i) Open Space; (ii) trails; (iii) a swimming pool; (iv) a bath house with changing rooms and storage; (v) recreational equipment; (vi) tennis courts; (vii) basketball courts; (viii) bocce ball courts; (iv) indoor and/or outdoor workout areas; and (x) facilities such as clubhouse, meeting rooms and community centers.
  - 2.82.9 Conceptual Plan: The plan attached hereto and incorporated herein by reference as **Exhibit C.**

- 109 2.92.10Connectivity Plan: The plan attached hereto and incorporated herein by reference as 110 Exhibit E.
  - 2.102.11 <u>Declaration(s) of Covenants:</u> A declaration of covenants, conditions, and restrictions applicable to the Real Estate or any portion thereof which shall be prepared by the Master Developer and recorded in the office of the Recorder of Hamilton County, Indiana, and which may be amended from time to time.
    - 2.112.12 <u>Design Review Committee:</u> A board appointed by the Master Developer and established by the Declaration(s) of Covenants responsible for the review of improvements in accordance with this Ordinance and the Declaration(s) of Covenants.
    - 2.122.13 <u>Developer:</u> Any individual, corporation, partnership or entity engaged in the improvement of a parcel of land or construction of a Dwelling within the District.
    - 2.132.14 <u>Developer, Master:</u> Silvara Real Estate Company, LLC, until such time as it transfers, or assigns, in writing its rights as Master Developer. Such rights may be transferred by the Master Developer, in its sole discretion, in whole or in part, but only by written instrument signed by the Master Developer.
    - 2.142.15 Development Requirements: Written development standards and any written requirements specified in this Ordinance which must be satisfied in connection with the approval of a Development Plan or building permit.
    - 2.152.16 <u>DP/ADLS Approval</u>: Development Plan and/or Architectural Design, Exterior Lighting, Landscaping & Signage approval by the Plan Commission, in accordance with Chapter 24 of the Zoning Ordinance.
    - 2.162.17 <u>Dwelling Unit Size:</u> The living space of a Dwelling Unit measured by floor area and that is enclosed by walls and covered by a roof. Terraces, garages, and open unheated porches shall be excluded when calculating a Minimum Dwelling Unit Size.
    - 2.172.18 Flats: A Condominium where the entire Dwelling Unit is contained on a single floor.
  - 2.182.19 <u>Historical Architectural Style</u>: Shall mean and refer to such styles including, but not limited to: (i) Victorian; (ii) Cape Cod; (iii) Craftsman; (iv) Traditional Farmhouse; (v) French Country; or (vi) homes with various exterior architectural elements, taken from the foregoing, to create more recent or modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a Historical Architectural Style.

- 2.192.20 Lane, Rear: A permanent service way providing a secondary means of access to abutting lands. A Rear Lane is an Alley as regulated by the Zoning and Subdivision Control Ordinances and as such, shall be built in accordance with the design requirements in Chapter 6 of the Subdivision Control Ordinance. Rear Lanes shall be permitted within the District and shall be subject to the following standards: (i) A Rear Lane shall be a perpetual easement or private way and shall not be dedicated to the public unless constructed to the City's standards prior to acceptance of dedication by the City; and (ii) Curbing is not required except at corners of intersections with other street types. At such corner locations, curbing shall be required for the corner radius ending at the intersection point of the radius and the path or sidewalk paralleling the intersecting street. A concrete apron may serve as point of termination for the curb.
  - 2.202.21 Masonry: Brick, limestone, natural stone, cultured stone, or other similar building material or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass.
  - 2.212.22 Open Space: A parcel or parcels of land, an area of water, or a combination of land and water, including flood plain areas and wetlands located within the District designated for the use and enjoyment of some or all of the residents of the District and, where designated, for the use and enjoyment of the community at large. Open Space may consist of manicured or natural spaces, storm water detention areas, ponds, creeks, recreational sports fields, golf courses, trails, Off-Street Trails and Community Amenities. Bioswales (or segments of bioswales) which are at least twenty (20) feet in width shall qualify as Open Space. Water features and structures (e.g., gazebos, arbors, pergolas, benches, ash receptacles, trash receptacles, recycling receptacles, bicycle racks) associated with outdoor pedestrian areas may be used to enhance the space. Except as otherwise provided herein, Open Space does not include areas divided into building lots, streets (except the landscaped medians of boulevards) or rights-of-way (except Off-Street Trails). The area of parking facilities serving Open Space activities and pedestrian paths or sidewalks located therein may be included in the required Open Space area computations.
  - <u>2.222.23</u> <u>Open Space, Agricultural</u>: Land areas set aside as Open Space for agricultural uses, including pastureland.
  - 2.232.24 Open Space, Designed: Land areas set aside as Open Space, other than Agricultural and Natural Open Space.
  - 2.242.25 Open Space, Natural: Land areas set aside as Open Space in a naturally occurring state. The majority of the District's Natural Open Space is located within the Williams Creek Corridor and Woodlands (collectively, the "Natural Areas"), as depicted on the Open Space Plan. Natural Open Space also includes Open Spaces designated as Tree Preservation Areas.
- 178 2.252.26 Open Space Plan: The plan attached hereto and incorporated herein by reference as **Exhibit D**.

- 180 <u>2.262.27 Owners Association(s):</u> An association of owners as established by the Declaration(s) of Covenants.
  - 2.272.28 Planning Area: A discrete geographic area within the District, as identified on the Planning Area Map. The District contains four (4) Planning Areas: The Estates (PA-1 West and PA-1 East), Creekside (PA-2), Bridgecreek (PA-3), and the Village Neighborhood (PA-4). The size of each Planning Area may be enlarged or reduced by up to ten percent (10%).
  - 2.282.29 Planning Area Map: The map attached hereto and incorporated herein by reference as **Exhibit B**.
  - 2.292.30 Subdivision Control Ordinance: The Carmel/Clay Subdivision Control Ordinance Z-160, in effect on the date of the enactment of this Ordinance. Amendments to the Subdivision Control Ordinance after the enactment of this Ordinance shall not apply to the District unless the Director determines that the amendment does not materially or negatively impact the ability to develop the Real Estate pursuant to this Ordinance and that the amendment is consistent with the District's intent.
  - 2.302.31 Transportation Plan: A part of the Carmel Clay Comprehensive Plan that sets forth the location, alignment, dimensions, identification and classification of existing and proposed vehicular, bicycle, pedestrian and mass transit thoroughfares and includes the Thoroughfare Plan, Bicycle and Pedestrian Facility Plan and Transit Plan.
  - 2.312.32 Tree Preservation Area: Natural Open Spaces within the District to be preserved and maintained in accordance with Section 12.5 of this Ordinance. Such areas shall be delineated as part of a Preliminary Plat or Development Plan approval.
  - 2.322.33 Use, Non-Residential: A Use identified in the Use Table under the following headings: Office Uses, Institutional Uses, Educational Uses, Retail and Service Uses, Cultural and Entertainment Uses, Industrial Uses, Agricultural Uses, Recreational Uses and Transportation and Communication Uses.
  - 2.332.34 Use, Residential: A Use identified in the Use Table under the heading of Residential Uses.
  - 2.342.35 Use Table: The table attached hereto and incorporated herein by reference as **Exhibit F** identifying the Uses permitted within each Planning Area.
  - 2.352.36 Williams Creek Corridor: Land within the District that is adjacent to Williams Creek, as generally illustrated on the Planning Area Map and Open Space Plan, to be set aside as Open Space.
- 213 2.362.37 Woodlands: Land within the District located within the Estates Planning Area (PA-214 1 West), as generally shown on the Planning Area Map and Open Space Exhibit, to be 215 aside as Open Space.

- 216 <u>2.372.38</u> Zoning Map: The City's official zoning map adopted by reference in the Zoning 217 Ordinance.
- 218 2.382.39 Zoning Ordinance: The Carmel/Clay Zoning Ordinance Z-289, in effect on the
  219 date of the enactment of this Ordinance (Summer 2011 version). Amendments to the
  220 Zoning Ordinance after the enactment of this Ordinance shall not apply to the District
  221 unless the Director determines that the amendment does not materially or negatively impact
  222 the ability to develop the Real Estate pursuant to this Ordinance and that the amendment is
  223 consistent with the District's intent.

#### Section 3. Planning Areas.

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- The District contains four (4) Planning Areas as shown on the Planning Map. The Planning Areas are as described below.
- 227 3.2 Planning Area 1 (PA-1 West and PA-1 East): The Estates ("Estates"). This Planning Area includes land within the District that is both west and east of the Williams Creek corridor and primarily abuts existing subdivisions on the perimeter of the Real Estate. The Estates will include large lot detached single-family dwellings, designed for the traditional single family market.
  - 3.3 <u>Planning Area 2 (PA-2): Creekside ("Creekside")</u>. Creekside includes land within the District that is west of the Williams Creek Corridor and east of the Woodlands. It is bounded by the Estates to the north. Creekside will include medium and large lot detached single-family dwellings and/or small and medium lot detached single-family dwellings designed for the active-adult/empty-nester market.
  - 3.4 <u>Planning Area 3 (PA-3): Bridgecreek ("Bridgecreek")</u>. This Planning Area is immediately north of the Village Neighborhood and is bounded by the Williams Creek Corridor to the west and north, the Village Neighborhood along the south border, Springmill Road to the east, and the Estates to the north. The proposed trail network will allow pedestrian connectivity to other areas within the District. This Planning Area will include small and medium lot detached single-family dwellings, designed for the active-adult/empty-nester market.
  - 3.5 Planning Area 4 (PA-4): Village Neighborhood ("Village Neighborhood"). The Village Neighborhood is bounded by Springmill Road to the east, the Williams Creek Corridor to the west and Bridgecreek along the north border. The Village Neighborhood will include a mix of residential uses that will offer a variety of housing choices targeted towards the active-adult/empty-nester and young professional. Trail connections to the trail corridor along Williams Creek will be featured in this area and pedestrian connectivity will be emphasized.

#### Section 4. Conceptual Plan.

252 4.1 The Conceptual Plan provides a general vision for the development of the District which
253 illustrates one possible layout of lots, internal drives, uses, green space, thoroughfares, and
254 buildings that are permitted by this Ordinance. The Conceptual Plan is only conceptual.
255 The final layout and site plans shall be subject to the terms and conditions of this Ordinance
256 and may vary from the Conceptual Plan.

#### Section 5. Permitted Uses.

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- 5.1 The uses permitted within each Planning Area shall be as set forth in this section and in the Use Table.
- 5.2 Accessory Buildings and Uses. Accessory Buildings and Uses shall be permitted and shall be subject to the terms and restrictions of Chapter 25 of the Zoning Ordinance. Chapter 25.02 of the Zoning Ordinance shall apply to fences. Fences within bufferyards that are adjacent to Spring Mill Road or Clay Center Road ("Perimeter Bufferyards") shall be of a uniform material, style and height within a Planning Area. Fences within lots that are adjacent to Perimeter Bufferyards shall be of a uniform material, style and height within a Planning Area. Notwithstanding anything herein, Carriage Garages shall be permitted in Exmoor common areas for use by Exmoor residents. The same architectural detailing standards as established for Exmoor homes shall apply. Character illustrations indicating conceptually the intended architecture and appearance of Exmoor Dwellings and Carriage Garages are provided on the attached Exhibit M. The site plan indicating conceptually the intended layout of Exmoor is provided on the attached Exhibit N.
- 5.3 Special Uses. Special Uses shall be permitted as set forth in the Use Table and shall be subject to review and subsequent approval pursuant to Chapter 21 of the Zoning Ordinance.
  - 5.4 <u>Temporary Uses.</u> Temporary uses shall be permitted as set forth in the Use Table and shall be subject to the terms and restrictions of Chapter 25 of the Zoning Ordinance.
  - 5.5 <u>Home Occupations.</u> Home Occupations shall be permitted as set forth in the Use Table and shall be subject to the terms and restrictions of Chapter 25 of the Zoning Ordinance.
- 5.6 <u>Non-Conforming Uses & Exemptions.</u> Non-conforming uses and exemptions shall be subject to the terms and restrictions of Chapter 28 of the Zoning Ordinance.

### **Section 6. Bulk and Density Standards.**

The following standards shall apply. The maximum Building Height shall be thirty-five (35) feet, except in the Village Neighborhood, in which case the maximum Building Height shall be three-stories.

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Planning Area	Minimum Lot [±]			Minimum Yard Setbacks			Min. Dwelling Unit Size (SF)		Max. Lot	Acres	Maximum Density
	Width	Area (SF)	Street Frontage	Front ²¹	Side (Aggregate)	Rear	1-story	2-story	Coverage		(du/acre)
The Estates ³²	100'	15,000	50'	<del>25'</del> 40'	<del>7' (20')</del> 10' (30')	20'	2,400	3,000	45 35%	100.8	<del>1.25</del> 1.0
	70'	8,400	35'	25'	5' (15')	20'	1,800	2,200	45%	65.7	5.7 <del>1.75</del> 1.5
Creekside ³²	90'	11,700	45'	25'	5' <del>(15')</del> (25')	20'	2,000	2,500	<del>45</del> 35%		
Creekside	55'	6,600	30'	<del>20'</del> 25'	3' (6') 5' (10')	<del>15'</del> 20'	1,400 1,600	1,400 2,000	<del>70</del> 50%		
	55 ¹⁴	4,400	<del>30'</del>	<u>3'</u>	2 1/2' (5')	<del>10'</del>	1,600				
Bridgecreek	55'	6,600	30'	<del>20'</del> 25'	<del>3' (6')</del> 5' (10')	<del>15'</del> 20'	1,400 1,600	1,400 2,000	<del>70</del> 50%	79.4	<del>2.00</del> 1.8
	65'	7,750	35'	<del>20'</del> 25'	<b>4'</b> 5' (10')	15' 20'	1,600	1,600 2,000			
Bridgecreek	55'	6,600	30'	10'	3' (6')	20'	1,600	2,000	65%	N/A	N/A
(Exmoor)	65'	7,750	35'	10'	3' (6')	20'	1,600	2,000	65%	N/A	N/A
Village Neighborhood (detached)	Same standards as Bridgecreek.										
Village Neighborhood (attached)	0'			5'	20'	10'	1,000		<del>90</del> 75%	45.2	<del>5.00</del> 3.25

- Perimeter lots that abut an existing subdivision shall comply with the Minimum Lot Area and Width as
   set forth in this Ordinance, in addition to the perimeter landscaping standards set forth in Section 11.5 of
   this Ordinance. See Section 6.3 regarding additional perimeter lot standards.
  - ² Except for lots developed pursuant to the Commons Lots, t The following front yard setbacks shall apply for: (i) Dwellings w/ rear load garages, 10'; and (ii) Dwellings w/ courtyard garages, 20'.
  - ³ Perimeter lots within the hatched areas shown on the Conceptual Plan shall also be subject to the following: (i) minimum Rear Lot Line width of 120'; and (ii) minimum lot depth of 180'. Perimeter lots within the cross-hatched areas shown on the Conceptual Plan shall also be subject to the following: (i) Minimum Lot Line width of 140'; and (ii) minimum lot depth of 160'.
  - ⁴Lots developed pursuant to these standards shall be identified as the "Commons Lots". See Section 14.26 of this Ordinance.
    - 6.2 <u>Maximum Residential Densities</u>. The total number of Dwellings permitted in the District shall not exceed six hundred and five (605) four hundred and twenty-two (422) without an amendment to this Ordinance. The density in each Planning Area shall not exceed the established Maximum Density without an amendment to this Ordinance.
      - 6.3 <u>Perimeter Lots</u>. As identified and labeled on the attached <u>Exhibit L</u>, there shall be a maximum of:
        - A. Eight (8) Lots adjacent to the Claybridge Perimeter, each with a minimum Lot size of 30,000 square feet;
        - B. Six (6) Lots adjacent to the Springmill Streams Perimeter, each with a minimum Lot size of 30,000 square feet;
        - C. Eight (8) Lots along the Spring Lake Estates Perimeter, each with a minimum Lot size of 12,000 square feet;
        - D. Lots in Bridgecreek adjacent to the Springmill Road Bufferyard south of the Spring Lake Estates Perimeter shall total a minimum of 12,000 square feet when combined with Open Space between the Lot and the Springmill Road Bufferyard; and
        - E. Lots along the District's southwestern property line within the hatched areas shown on the Conceptual Plan shall have a minimum Lot size of 30,000 square feet.

## **Section 7. Architectural and Design Standards.**

The Estates and Creekside. The architectural and design standards applicable to Dwellings in The Estates and Creekside are specified in **Exhibit G**. Character illustrations indicating conceptually the intended architecture and appearance of Dwellings are provided in the Character Exhibits. The architectural and design standards set forth in Section 7.2 of this Ordinance shall apply to Dwellings on lots smaller than ninety (90) feet wide in Creekside.

321 322 323	7.2	<u>Bridgecreek</u> . The architectural and design standards applicable to Dwellings in Bridgecreek are specified in <u>Exhibit H</u> . Character illustrations indicating conceptually the intended architecture and appearance of Dwellings are provided in the Character Exhibits.					
324 325 326 327 328	7.3	<u>Village Neighborhood</u> . The architectural and design standards applicable to Buildings in the Village Neighborhood are specified in <u>Exhibit I</u> . Character illustrations indicating conceptually the intended architecture and appearance of Buildings are provided in the Character Exhibits. The standards applicable to Dwellings within Bridgecreek shall apply to single-family detached Dwellings located within the Village Neighborhood.					
329 330 331	7.4	Empty-Nester / Active Adult Standards. The empty-nester / active adult standards set forth in Exhibit J shall apply to any single-family lot within the District that has a Lot Width of less than seventy (70) feet.					
332	7.5	Additional Empty-Nester Standards.					
333		A.	A. The Universal Design features set forth in this Section shall apply to the following:				
334 335			(i)	All detached single-family Dwellings on a Lot with a Lot Width of less than seventy (70) feet in the District;			
336 337			(ii)	All detached single-family Dwellings on a Lot with a Lot Width of less than one hundred (100) feet in Bridgecreek and the Village Neighborhood; and			
338			(iii)	All Attached Residential Buildings.			
339 340		B.	Either the master bedroom on the first floor of the Dwelling Unit, or one (1) of the following:				
341 342			(i)	A flex room that can be converted into a bedroom on the first floor, and a full bathroom on the first floor;			
343			(ii)	An elevator;			
344 345			(iii)	Stacked closets on the first and second floor pre-framed to accommodate an elevator; or			
346			(iv)	A forty-eight (48) inch wide stairway that permits installation of a lift chair.			
347 348		C.	The Owners' Association(s) shall provide for lawn mowing and lawn maintenance services on individual Lots.				
349		D.	Minimum thirty-six (36) inch wide hallways.				
350 351 352		E.	Minimum thirty-two (32) inch wide clear opening (per ADA Accessibility Guidelines for Buildings and Facilities, sec. 4.135) doorways for exterior doorways, the main living areas, master bedroom and master bathroom.				
353		F.	Master bathroom walls blocked to provide for installation of grab bars.				

354 G. Master bathrooms with the shower stall separate from the tub (if a tub is installed). Н. 355 Hand rails near stairs. Either a no-step entry or an entry designed for the addition of a handicap ramp in 356 I. 357 the future without major reconstruction. 358 J. All standards set forth in this Section that are required for some, but not all, areas 359 of a Dwelling shall be offered as options for the non-required areas of a Dwelling (e.g., master bathroom walls must be blocked and so an option to block other 360 bathroom walls must be offered). 361 362 Section 8. Signage. 363 8.1 The District's signs shall comply with Chapter 25.07 of the Zoning Ordinance and as set forth in this section. Decorative street signage may differ from the City's standards if 364 365 approved by the City's Engineering Department and if it conforms to the Indiana Manual 366 on Uniform Traffic Control Devices. 367 8.2 Character Exhibits. Character illustrations indicating conceptually the intended design and appearance of signage and monumentation is provided in the Character Exhibits. 368 369 Section 9. Lighting. 9.1 370 Street lighting shall be decorative, as illustrated in the Character Exhibits, and shall be consistent throughout the District. Decorative street lighting may differ from the City's 371 372 standard fixtures if approved by the City's Engineering Department. Parking area lighting 373 and street lighting shall be of a uniform design and materials. 374 9.2 Street lighting on public residential streets shall be limited to one (1) light at each street 375 intersection. The maximum height of street light fixtures within the District shall be fifteen 376 (15) feet. 377 9.3 All exterior accent lighting (e.g., architectural, display, landscaping, decorative lighting, 378 pedestrian walkway bollards) shall be generated from concealed, low level fixtures. The 379 light bulb shall be shielded from view of any street, sidewalk, or adjacent lot. 380 9.4 The maximum height of light fixtures in parking areas shall not exceed the Building Height, 381 or eighteen (18) feet, whichever is less. The height of parking area light fixtures within ninety (90) feet of a Single-Family Dwelling shall not exceed fifteen (15) feet. 382 383 9.5 Exterior lighting of a Building or site shall be designed so light is not directed off the site 384 and the light source is shielded from direct offsite viewing. 385 9.6 Open space/public space lighting shall be decorative and pedestrian scale. 386 Section 10. Parking and Loading.

387 10.1 General Standards. Parking shall comply with Chapter 27 of the Zoning Ordinance, except 388 as provided below. 389 Residential Use Parking. A minimum of two (2) parking spaces shall be required per 10.2 390 Dwelling. In the Village Neighborhood, a minimum of one and one-half (1.5) parking 391 spaces shall be required per Dwelling. The areas within driveways and garages shall count 392 toward this requirement. Driveways shall be a minimum of twenty (20) feet long, as 393 measured from the right-of-way line. 394 10.3 On-street Parking. On-street parking shall be permitted on the Real Estate's internal streets 395 and drives. On-street parking spaces may not be counted as part of the total parking spaces required. Each parallel on-street parking space shall be a minimum of twenty-two (22) feet 396 397 in length. 398 10.4 Loading and Service Areas. 399 Loading docks, solid waste facilities, recycling facilities, and other service areas shall be placed to the rear or side of Buildings. 400 401 B. Screening and landscaping shall prevent direct views of the loading and service 402 areas from adjacent residential properties or from the public right-of-way. 403 Screening and buffering shall be achieved through the use of walls, fences, and 404 landscaping. Screening shall be a minimum of five (5) feet tall and visually 405 impervious. Recesses in the Building or depressed access ramps may be used. 406 10.5 Bicycle parking shall comply with Chapter 27.06 of the Zoning Bicycle Parking. 407 Ordinance. In the Village Neighborhood, covered parking areas (e.g., garages, bicycle 408 lockers) shall count towards the required number of bicycle parking spaces. A minimum 409 of twenty-five percent (25%) of the required number of bicycle parking spaces within the Village Neighborhood shall be covered. 410 411 Landscaping. Section 11. 412 Landscaping shall be provided in accordance with the following: 11.1 413 A. General Landscaping (Section 11.2) 414 B. Street Trees (Section 11.3) 415 C. District's Perimeter Landscaping:

(i)

(ii)

D.

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Adjacent to Right-of-Way (Section 11.4)

Foundation and Lot Plantings (Section 11.6)

Not Adjacent to Right-of-Way (Section 11.5)

419 11.2 General Landscaping Standards. Landscaping shall be integrated, where appropriate, with 420 other functional and ornamental site design elements (e.g., hardscape materials, entryway monumentation, paths, sidewalks, fencing, or water features). 421 422 Landscaping should be designed with repetition, structured patterns, and A. 423 complementary textures and colors. Alternate or pervious paving materials or alternative planting media is permitted where planting space is limited or where 424 otherwise warranted by the site design. 425 426 B. All plantings to be used in accordance with any landscaping requirement of this Ordinance shall meet the following specifications: 427 428 (i) All trees, shrubs and ground covers shall be planted according to the 429 American Standard for Nursery Stock (ANSI Z60.1) and following the 430 standards, including planting details, provided by the City's Urban Forester. Landscaping materials shall be appropriate to local growing and climatic 431 432 conditions. 433 (ii) Shade trees shall be a minimum of two and one half (2.5) inches caliper at 434 planting. 435 (iii) Ornamental trees shall be a minimum of one and one half (1.5) inches 436 caliper at planting. 437 Evergreen trees shall be a minimum height of six (6) feet at planting. (iv) 438 Shrubs shall be a minimum height of eighteen (18) inches at planting. (v) 439 Evergreen trees may be substituted in lieu of shrubs required by this (vi) 440 Ordinance on a 1:3 basis (one tree equals three shrubs). 441 C. Existing vegetation may be used to achieve required landscaping if: (i) the 442 vegetation located on the subject parcel is of suitable quality, size, and state of 443 health to achieve required landscaping; and (ii) the vegetation is proposed to be preserved using accepted best management practices for tree protection during 444 445 construction. The preservation of existing vegetation shall constitute an in-kind 446 credit toward meeting the landscape requirements of this Ordinance. A credit, 447 which value shall be determined in consultation with the City's Urban Forester, 448 shall be given per tree that contributes to and satisfies similarly the intent of a 449 particular section of this Ordinance. 450 D. All landscaping approved as part of an ADLS plan shall be installed, weather 451 permitting, prior to issuance of a Certificate of Occupancy by the Department. If it 452 is not possible to install the approved landscaping because of weather conditions, 453 the property owner shall request a temporary Certificate of Occupancy prior to the 454 issuance of the Final Certificate of Occupancy, which shall be conditioned upon a

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determined time to complete the installation of the uninstalled landscape material.

456 E. All landscaping approved as part of an ADLS plan may not later be substantially 457 altered, eliminated or sacrificed without first obtaining further Plan Commission 458 approval. However, minor material alterations in landscaping may be approved by 459 the Director or his designee in order to conform to specific site conditions. 460 F. It shall be the responsibility of the property owners and their agents to insure proper 461 maintenance of all trees, shrubs and other landscaping required by this Ordinance. This is to include, but is not limited to, replacing dead plantings with identical 462 463 varieties or a suitable substitute, mulching of planting areas, and keeping the area free of refuse, debris, rank vegetation and weeds. 464 Landscaping shall be prohibited within the Vision Clearance on Corner Lots. 465 G. 466 11.3 Street Trees. 467 A. Shade trees shall be planted parallel to each public street and within the street right-468 of-way pursuant to the City's published street tree planting specifications. Street 469 trees shall not be required along and adjacent to Rear Lanes. 470 B. Street tree species shall be selected from the City's published list of recommended 471 street trees and shall be planted a minimum of thirty (30) feet and a maximum of 472 fifty (50) feet on center. 473 C. In areas of high pedestrian and non-residential activity, tree wells shall be covered 474 with decorative grates or pavers in order to maximize uninterrupted pedestrian 475 pathways. Where ample passage area is provided, tree planting areas shall be treated as planting beds to soften the hardscape. 476 477 D. When an appropriate street tree size has been achieved, as determined by the City's 478 Urban Forester, street trees shall be pruned to a height of eight (8) feet minimum 479 over sidewalks and twelve (12) feet minimum over streets, to allow free passage 480 along the sidewalk. No street tree shall be planted in conflict with drainage or utility easements or 481 E. structures, underground detention (unless so designed for that purpose). However, 482 483 where the logical location of proposed utilities would compromise the desired 484 effect, the Developer may solicit the aid of the City's Urban Forester in mediating an alternative. 485 486 Perimeter Landscaping Adjacent to Right-of-Way. Perimeter landscaping along the 11.4 487 District's perimeter abutting rights-of-way shall be provided pursuant to this section. Perimeter landscaping shall not be planted within the public right-of-way. Additionally, 488

of the Zoning Ordinance.

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no perimeter landscape yard shall be required in those areas along the perimeter of the Real

Estate which is occupied by an Open Space common area which is greater than or equal to

fifty (50) feet in width. The referenced bufferyard types shall be pursuant to Chapter 26.04

- 493 A. <u>Spring Mill Road</u>. Bufferyards shall be required where the Real Estate abuts Spring Mill Road in accordance with this section.
  - (i) Village Neighborhood: A minimum twenty (20) foot wide greenbelt shall be required where the Village Neighborhood abuts Spring Mill Road which shall include a minimum three (3) foot tall undulating mound with plantings pursuant to the Type "D" Bufferyard (5 shade trees, 5 ornamental trees, and 27 shrubs per 100 linear feet).
  - (ii) Estates and Bridgecreek: Where a frontage road is not utilized and where the rear or side elevations of a Dwelling within the Estates or Bridgecreek back up to Spring Mill Road, a minimum forty (40) foot wide greenbelt shall be required which shall include a minimum three (3) foot tall undulating mound and plantings pursuant to the Type "D" Bufferyard (5 8 shade trees, 5 ornamental trees, and 27 shrubs per 100 linear feet). A Type "B" Bufferyard (3 shade trees, 3 ornamental trees, and 15 shrubs per 100 linear feet) without a mound shall be used in those areas where a frontage road is utilized.
  - B. <u>Clay Center Road</u>. Where a frontage road is not utilized and where the rear or side elevations of a Dwelling back up to Clay Center Road, a minimum forty (40) foot wide greenbelt shall be required where the District abuts Clay Center Road which shall include a minimum three (3) foot tall undulating mound and plantings pursuant to the Type "D" Bufferyard (5 shade trees, 5 ornamental trees, and 27 shrubs per 100 linear feet). A Type "B" Bufferyard (3 shade trees, 3 ornamental trees, and 15 shrubs per 100 linear feet) without a mound shall be used in those areas where a frontage road is utilized.
  - C. The incorporation of pedestrian ways and bikeways into the perimeter right-of-way landscaping design is encouraged. The incorporation of signage and lighting into the perimeter right-of-way landscaping design is permitted; however, no parking areas or Buildings shall be permitted within the perimeter right-of-way landscaping area.
  - 11.5 <u>Perimeter Landscaping Not Adjacent to Public Right-of-Way</u>. The following shall apply for those portions of the District's perimeter not abutting a public right-of-way. The referenced bufferyard types shall be pursuant to Chapter 26.04 of the Zoning Ordinance.
    - A. <u>Claybridge at Springmill, Springmill Streams and Springmill Ridge (District's North Property Line)</u>: A minimum thirty (30) foot wide landscape buffer easement shall be required along the District's property line abutting the Claybridge at Springmill, Springmill Streams and Springmill Ridge subdivisions. Plantings pursuant to the requirements of a Type "B" Bufferyard (3 shade trees, 3 ornamental trees, and 15 shrubs per 100 linear feet) shall be installed within the landscape buffer easement. Existing trees within the landscape buffer easement that are greater than two and one half (2.5) inches caliper shall be preserved and maintained.

- B. Springmill Streams Tree Preservation Area (District's North Property Line): A minimum one hundred (100) foot wide Tree Preservation Area shall be required for the wooded area along the southern most property line of Spring Mill Streams abutting Bridgecreek, as generally shown on the Open Space Plan and Conceptual Plan.
  - C. <u>Creekside (District's South Property Line)</u>: A minimum thirty (30) foot wide landscape buffer easement shall be required where individual residential lots within Creekside abut the District's south property line (e.g., abutting Williams Creek Manor). Plantings pursuant to the requirements of a Type "B" Bufferyard (3 shade trees, 3 ornamental trees, and 15 shrubs per 100 linear feet) shall be installed within the landscape buffer easement. Existing trees within the landscape buffer easement that are greater than two and one half (2.5) inches caliper shall be preserved and maintained.
  - D. No bufferyards or plantings shall be required between or within the District's Planning Areas or various uses or along the Real Estate's southern property line congruent with the Village Neighborhood.
  - E. <u>Future Village Neighborhood Bufferyard</u>. A commitment shall be recorded against the twenty-one (21) acres south of the Village Neighborhood owned by the Developer to provide that if a rezoning is sought for the twenty-one (21) acres, then landscape bufferyards shall be provided along the Village Neighborhood perimeter congruent with the twenty-one (21) acres in accordance with the Zoning Ordinance unless otherwise approved by the Council.

#### 11.6 Foundation and Lot Plantings.

- A. <u>Design Intent</u>. Foundation and lot plantings are used to: (i) soften the architectural lines of Buildings; (ii) frame the primary views to Buildings and public spaces; and (iii) blend architectural designs with the landscape design. Landscaping shall be designed to appropriately complement a Building's use, setback, height, and architectural features. Window boxes for flowers and planters on front stoops and sidewalks are encouraged in areas where landscaping cannot be installed at the foundation of a Building due to the Building's proximity to a sidewalk, path, street, right-of-way or easement.
- B. <u>Single-Family Dwellings</u>. The following planting requirements apply to all Single-Family Dwellings:
  - (i) Lots with six thousand (6,000) or less square feet shall be required to plant one (1) shade tree or one (1) evergreen tree in the front yard. If there is not sufficient area for the tree to be placed in the front yard, then the required tree may be planted in a side or rear yard.

570			(ii)	Lots between six thousand (6,000) and fifteen thousand (15,000) square feet
571				shall be required to plant two (2) trees in the front yard. If there is not
572				sufficient area for the tree to be placed in the front yard, then the required
573				tree(s) may be planted in a side yard.
574			(iii)	Lots over fifteen thousand (15,000) square feet shall be required to plant
575				three (3) trees with at least one (1) tree in the front yard.
576			(iv)	All lots shall have a minimum of seven (7) shrubs and/or ornamental grasses
577			. ,	along the foundation facing a street. Corner lots shall install seven (7)
578				shrubs per side facing a street.
579			(v)	All Lots in the Exmoor area of Bridgecreek shall be required to include a
580			<del>``</del>	masonry Wall along the Front Lot Line unless an acceptable alternative is
581				approved by the Design Review Committee. This requirement may be
582				adjusted or waived by the Design Review Committee in areas with utility
583				or Driveway conflicts. Landscape shrubs, ground cover or a landscaped
584				mulch bed between the sidewalk and masonry Wall shall also be installed.
585				The maximum height of masonry Walls along the Front Lot Line shall be
586				limited to six (6) feet, except that pillars, columns, or other decorative
587				features and elements may extend an additional two (2) feet higher than the
588				maximum height.
589		C.	Attac	hed Residential and Village Neighborhood Buildings. The following
590		٠.		num foundation planting requirements shall apply to any elevation with
591				age on a public right-of-way:
592			(i)	If plantings cannot be planted within twenty (20) feet of the foundation wall,
593			(1)	then an alternative location on the lot may be chosen for planting.
594			(ii)	Townhouses: Five (5) shrubs and/or ornamental grasses, and one (1) shade
595				tree and one (1) ornamental tree shall be planted for every two (2)
596				Townhouses.
597			(iii)	Attached Residential Buildings with four (4) or fewer attached Dwellings:
598			. ,	Five (5) shrubs and/or ornamental grasses, one (1) shade tree and one (1)
599				ornamental tree for every Dwelling.
600			(iv)	Single Family Dwellings within the Village Neighborhood: Five (5) shrubs
601			. ,	and/or ornamental grasses and one (1) shade or ornamental tree for every
602				Dwelling.
603		D.	All O	other Buildings: Five (5) shade and/or ornamental trees and twenty-five (25)
604				s per one hundred (100) lineal feet of Building foundation with frontage on a
605				c right-of-way. The standard, above, shall not apply to Carriage Garages.
606	11.7	Dorki	na Lot I	Plantings Parking areas shall be landscaped as follows:

- 607 Perimeter Landscaping: A minimum three (3) foot wide perimeter planting strip Α. 608 shall be provided around the perimeter of a parking lot (except where parking spaces abut a curb-to-Building sidewalk). Where shade trees are planted, the 609 610 planting strip shall be a minimum of six (6) feet wide. The planting strip shall include two (2) shade trees and twenty (20) shrubs and/or ornamental grasses per 611 one hundred (100) lineal feet of the planting strip. A wall may be installed in 612 combination with or in lieu of (up to fifty percent) the required shrubs. If used, 613 614 walls shall be a minimum height of forty-two (42) inches. Perimeter parking lot 615 landscaping may occupy the same space as required perimeter right-of-way 616 landscaping; provided, however, that in such instances, the required number of plantings shall not exceed twelve (12) trees per one hundred (100) lineal feet. The 617 perimeter parking lot landscaping may be broken into segments to allow for 618 619 pedestrian movement.
  - B. <u>Interior Parking Lot Landscaping</u>: Shade trees shall be planted within parking lots greater than ten thousand (10,000) square feet. There shall be planted one (1) shade tree and five (5) shrubs per every fifteen (15) spaces, with a minimum of four hundred (400) square feet of useable soil volume being provided for each two (2) trees. The planting areas shall be evenly distributed throughout the parking lot.

### Section 12. Open Space.

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- The Open Space Plan conceptually illustrates the District's larger areas of Open Space. The intent of Open Space is to allow for a balance between natural areas and the built environment and to provide for the overall beautification of the District.
  - 12.2 Character illustrations indicating conceptually the intended design and appearance of the District's Open Space is provided in the Character Exhibits.
  - 12.3 There shall be accessible and usable Open Space within a five (5) minute walk (one-quarter mile) from all Dwellings within the District.
  - 12.4 A minimum of thirty (30) percent (84.5 acres) of the District shall be allocated to Open Space, as conceptually illustrated on the Open Space Plan and Conceptual Plan.
    - 12.5 Tree Preservation Areas. The District's Natural Open Space shall include Tree Preservation Areas, which shall include, at a minimum, the Woodlands located in the Estates (PA-1 West), the one-hundred foot wide Springmill Streams Tree Preservation Area (as set forth in Section 11.5(B) of this Ordinance), and then areas to be determined at the time of Preliminary Plat approval of existing established trees in the Williams Creek Corridor. Tree Preservation Areas shall be delineated as part of a Preliminary Plat or Development Plan approval and recorded with the Secondary Plat. Tree Preservation Areas shall be regulated and maintained in accordance with the following:
      - A. The following best management practices should be implemented:

644 645		(1)	Removal of invasive species (e.g., bush honeysuckle) where appropriate. (If the application of herbicide treatment after the removal of invasive species
646 647			to prevent them from growing back should occur, then such applications should be done under the oversight of a professional.)
648 649		(ii)	Removal of an overabundance of combustible material (e.g., dead, fallen trees and leaves).
650		(iii)	Removal of vines growing on and up a tree when tree growth is affected.
651 652 653		(iv)	Completing all maintenance activities following industry standard using the latest American National Safety Institute (ANSI) Z-133 and A-300 approved practices and methods.
654	B.	The f	following types of activities shall be permitted:
655 656		(i)	Planting of native trees, pursuant to the Indiana Native Tree List provided by the City's Urban Forester.
657 658 659		(ii)	Removal of hazardous, exotic and invasive vegetation, pursuant to the Indiana Exotic and Invasive Plant List provided by the City's Urban Forester.
660 661		(iii)	Removal of trees directed to be removed by municipal, county, state or federal authority.
662 663 664 665 666 667 668		(iv)	Installation of access easements, rights-of-way, streets, paths, trails, sidewalks, utilities and drainage improvements, and minor pedestrian area improvements (e.g., benches, trash receptacles, creek overlook areas). Community Amenities may be permitted upon review and approval by the City's Urban Forester. If appropriate and where feasible, said improvement areas should be limited to perpendicular crossings across Tree Preservation Areas and/or excluded from delineated Tree Preservation Areas.
669 670	C.		following types of activities shall not be permitted unless otherwise approved a City's Urban Forester:
671 672 673		(i)	Removal of living vegetation other than exotic and invasive vegetation and hazardous trees except to accomplish items listed in Section 12.5(B)(iv) of this Ordinance.
674 675		(ii)	Mowing any portion of the existing, naturally vegetated Tree Preservation Area, except for along trails, points of access or gathering points.
676 677		(iii)	Dumping of leaves or debris from areas other than the Tree Preservation Area.

678 (iv) Seeding; including grass seed, prairie mix seed, sod or the planting of any 679 type vegetable garden unless otherwise approved by the City's Urban Forester. 680 681 (v) Activities that adversely impact the health, structure or integrity of a 682 designated tree preservation area, including, but not limited to: active recreational activities requiring the placement of playground equipment, 683 paving for basketball or tennis courts and swimming pools. 684 685 D. The following requirements shall apply: 686 (i) Tree preservation areas must be easily and permanently identifiable as a tree 687 preservation area through permanent signage posted every five hundred (500) feet around the perimeter of all tree preservation areas. The design 688 and location of such signs shall be coordinated with the City's Urban 689 690 Forester. 691 Barriers shall be used to protect tree preservation areas during site (ii) development. Barriers shall be specified on landscape plans and shall be 692 693 placed beyond the preserved trees dripline, in accordance with the tree 694 preservation details provided by the City's Urban Forester. Such barriers shall remain in place during the site's construction activity. 695 696 The Urban Forester shall be contacted for any disputed activity within the (iii) 697 tree preservation area. The Urban Forester shall provide resolution to disputed activity, which may include: 698 699 Removal of trees that are a host to an aggressive, life threatening (a) 700 disease or pest that may pose a threat to the vitality of the rest of the forest. 701 702 Mowing and bush-hogging. (b) 703 (c) Planting of new or replacement trees. 704 Section 13. **Pedestrian and Bicycle Connectivity.** 705 Pedestrian access shall be provided between all Planning Areas within the District to permit 13.1 706 and encourage pedestrian movement between Planning Areas and surrounding 707 developments. The standards of this section are intended to: (i) provide an alternative for people to get where they are going without using their vehicles (e.g., commuting); (ii) 708 709 provide a means for people who cannot drive vehicles to safely and practically get to local 710 destinations; and (iii) provide for fitness training and general recreational opportunities. 711 13.2 Pedestrian connectivity shall be provided, where feasible, to link Open Spaces. To the 712 maximum extent practicable, parks, trails and Open Space shall be organized to create 713 integrated systems of Open Space that connect with the following types of lands located

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within or adjacent to the District:

715 A. Parks or trails;

- 716 B. Residential areas;
- 717 C. Civic sites (e.g., schools, libraries);
- 718 D. Other common open spaces;
  - E. Neighborhood shopping and activity centers; and
- F. Adjacent employment centers.
  - 13.3 Sidewalks or trails shall be located on both sides of all public streets in the District. Sidewalks shall be a minimum of five (5) feet wide and constructed pursuant to the City's Transportation Plan for a Residential Sidewalk. Where appropriate for continuity in the District's pedestrian network, a trail may take the place of a sidewalk on one side of a public street. Trails shall be asphalt and a minimum of eight (8) feet wide.
  - 13.4 A Side Path (e.g., multi-purpose path) shall be located pursuant to the City's Transportation Plan and as generally shown on the Connectivity Plan. Side Paths shall be a minimum of ten (10) feet wide, unless otherwise approved by the City, and constructed pursuant to the City's Transportation Plan for a Side Path.
  - 13.5 An Off-Street Trail shall be located as generally shown on the Connectivity Plan to connect Spring Mill Road and Clay Center Road. The Off-Street Trail shall be a minimum of twelve (12) feet wide with two (2) foot shoulders and constructed pursuant to the City's Transportation Plan for an Off-Street Trail. The Off-Street Trail shall be located within a publicly dedicated right-of-way or easement that is a minimum of twenty (20) feet wide.
  - 13.6 Pedestrian walkways shall be clearly delineated (e.g., striping, pavers, stamped concrete, signage) when crossing a parking lot, street, or drive and shall be ADA-compliant. Pedestrian walkways should also be separated from vehicular traffic, where appropriate, with landscaping, on-street parking, bollards, special paving, or any other feature which identifies the pedestrian space.
  - 13.7 Trails and sidewalks within ten (10) feet of public streets and/or within public rights-of-way shall always be visible from the adjacent vehicular roadway. Screened or "hidden areas" that obstruct drivers views of the pedestrian ways shall not be permitted.

### Section 14. Infrastructure and Environmental Standards.

The District includes a substantial amount of existing environmental and natural features. The District's intent is to preserve and work within these existing features to create a built environment that is responsive to these existing features and works with the site. As such, the standards of this Section shall apply to the District.

- 14.2 All public infrastructure within the District shall adhere to the City's standards and design criteria, unless otherwise stated within this Ordinance or unless specific waivers have been approved by the City. In addition, the District shall comply with the requirements of the Thoroughfare Plan in accordance with Chapter 2.09 of the Zoning Ordinance (see Section 14.2(A) below, which are in full satisfaction of all obligations specified in Section 2.09 of the Zoning Ordinance). At such time as requested by the City and upon the enactment of this Ordinance, the Master Developer shall cause to be conveyed and dedicated to the City of Carmel for public right-of-way use one-half of the full right-of-way width prescribed in the Transportation Plan, as measured from the centerline of 116th Street and Spring Mill Road, across the entirety of Hamilton County Parcel No.: 17-09-34-00-00-019.000. This dedication of right-of-way will allow the City to construct an expanded roundabout and related improvements at the intersection of 116th Street and Springmill Road, including the extension of a Side Path along Spring Mill Road from 116th Street to the Real Estate.
  - A. <u>Road Improvement Commitment</u>. The following are imposed and are in full satisfaction of all obligations specified in Section 2.09 of the Zoning Ordinance, as amended:
    - (i) Contribution. As a condition to the recording of a Secondary Plat for any section of the Real Estate, the Developer shall be required to pay to the City a sum of money equal to \$523.50 multiplied by the greater of (i) the number of acres to be platted in the secondary plat or (ii) fifty (50) acres, whichever is greater; provided, however, that the sum of all such payments shall equal but not exceed \$147,150 (the "Road Contribution"), which equals five hundred and twenty-three dollars and fifty cents (\$523.50) per acre multiplied by two hundred and eighty one and one-tenths (281.1) acres. The Road Contribution shall be used by the City only for those improvements set forth in the Traffic Impact Analysis prepared by A & F Engineering Co., LLC dated June 2011 (the "TIA") and filed in connection with the consideration and enactment of the Ordinance and for improvements to the 116th Street and Illinois Street intersection.
    - (ii) <u>Additional Improvements</u>. The Developer shall make or cause to be made the following improvements.
      - (a) Improvements to the three (3) entrances off Springmill Road into the Real Estate comprising of a passing blister, when needed, and acceleration and deceleration lanes.
      - (b) Improvements to the two (2) entrances off Clay Center Road into the Real Estate comprising of acceleration and deceleration lanes.
      - (c) Dedicate all right-of-way to the City for Springmill Road and Clay Center Road, as required per the City Thoroughfare Plan, as part of the recording of each of the District's Secondary Plats at no cost to the City.

788 (d) Construct a minimum ten (10) foot wide Side Path along the Real 789 Estate's perimeter within the Springmill Road and Clay Center Road 790 rights-of-way, unless otherwise approved by the City. 791 (e) Whenever any improvement specified above in Section 792 14.2(A)(ii)(a) and (b) are not located upon the Real Estate, the 793 Developer's obligation hereunder to effect said improvement shall 794 be contingent upon the acquisition by the City of such other 795 necessary real estate. 796 (iii) Credit. If the Developer makes any road improvements set forth in the TIA 797 or as required by the City's Thoroughfare Plan, other than those specified 798 in Section 14.2(A)(ii) above, the Developer shall be entitled to a credit 799 against the contributions specified in Section 14.2(A)(i) in an amount equal 800 to the cost to Developer of such improvements. 801 All Inclusive. Other than as specified in Sections 14.2(A)(i), 14.2(A)(ii), (iv) 802 and 14.2(A)(iii) above, neither the Developer, nor the Developer's successors and assigns, nor any owner, user or contract purchaser of the 803 804 Real Estate shall be required to pay any fees or to make any improvements, 805 contributions or dedications for road improvements, in connection with this 806 or any subsequent approvals for the Real Estate. 14.3 807 The number and configuration of the District's vehicular access points into the Real Estate 808 from the perimeter thoroughfares shall be provided as generally shown on the Connectivity Plan. The District's street hierarchy shall be as generally shown on the Connectivity Plan. 809 810 14.4 Traffic-calming methods should be implemented where necessary, to provide for a safer 811 pedestrian environment. Methods may include curved and/or narrow streets; cul-de-sacs; chicanes (a series of tight turns in opposite directions in an otherwise straight stretch of 812 813 road); woonerfs (a "living street" where pedestrians and cyclists have access to the whole 814 street, not just sidewalks, and where motorists and other users share the street without 815 boundaries); rumble strips or speed tables; and bulbed intersections. Traffic-calming 816 methods shall be subject to review and approval of the Department of Engineering. 817 14.5 Subdivisions consisting of fifteen (15) lots or more shall have at least two (2) points of access pursuant to Chapter 6.03.21 of the Subdivision Control Ordinance; however, subject 818 819 to review and approval by the City's Fire Department, this shall not apply to The Estates 820 (PA-1 East) or to Bridgecreek, north of Williams Creek. 821 14.6 Along the outside curve of streets, "eyebrows" are permitted as a non-dedicated public 822 right-of-way. Eyebrows may be dedicated only upon approval by the Department of Engineering. An "eyebrow" shall be included for purposes of calculating a Lot's Street 823 Frontage. 824

- The rear or side façade of Dwellings on lots located adjacent to an arterial, parkway or collector street as designated on the Transportation Plan may face such thoroughfare provided the subdivision complies with the perimeter landscaping provisions set forth in Section 11.4 of this Ordinance and that the Dwelling complies with the applicable architectural standards set forth in Section 7 of this Ordinance.
  - 14.8 Double frontage lots (through lots) shall only be permitted for lots within the District's interior and shall not be permitted for lots along the perimeter of the District. In the case of a through lot, a non-access easement shall be provided along the appropriate lot frontage.
  - 14.9 In order to minimize the disturbance to drainage, floodplains, preservation areas and areas with geographical constraints: (i) the maximum cul-de-sac length shall not exceed one thousand and eight hundred (1,800) feet; and (ii) cul-de-sacs shall terminate in a circular right-of-way with a minimum radius of fifty (50) feet.
  - 14.10 The minimum centerline radius shall be one hundred (100) feet for cul-de-sacs and one hundred and fifty (150) feet for all other internal roadways. Cul-de-sacs shall not qualify as a street jog; however, the minimum centerline offset from a cul-de-sac to a roadway shall be one hundred (100) feet.
  - 14.11 The drainage design for the District shall accommodate detention volume for: (i) the fully developed site; (ii) fifty percent (50%) of the fully developed thoroughfare plan right-of-way for the Real Estate's perimeter road frontages of Spring Mill Road from the Real Estate's southern edge along Springmill Road to a point one thousand six hundred and thirty (1630) feet north; and (iii) one hundred percent (100%) of the fully developed thoroughfare plan right-of-way for the Real Estate's remaining perimeter road frontages.
  - 14.12 Low Impact Development (LID) techniques shall be permitted as an environmental system to help attain water quality standards in conjunction with development of the storm water conveyance plan for the District. Examples of permitted systems include the use of bioswales, bioretention, rain gardens and/or permeable pavers.
  - 14.13 Chapter 22 (Flood Hazard Districts) of the Zoning Ordinance shall apply, where it would otherwise be applicable, to the District's floodplain areas. With respect to floodplain areas of the District and subject to approval by the County Surveyor's Office, filling shall be permitted, provided that mitigated floodplain storage is provided at a ratio of three (3) to one (1). Filling shall be permitted to accommodate vehicular and pedestrian crossings over Williams Creek as well as accommodate pedestrian trails and other passive recreational amenities.
  - 14.14 Subject to approval by County Surveyor's Office, stormwater runoff generated within floodplain areas in the District shall be exempted from discharge limits outlined in the City's Stormwater Technical Standards Manual.

- Subdivision retention ponds should be naturalistic in design (e.g., not square or rectangular in shape) and landscaped. Methods to prevent pond stagnation and natural water filtration and aeration methods should be considered. These methods, including the aeration of ponds, shall be reviewed on an individual basis with the Engineering Department to determine if such a system is warranted and appropriate.
  - 14.16 Subject to Section 12.5 of this Ordinance, no drainage easement or a combination drainage and utility easement shall be located within a tree preservation easement. Landscaping within drainage easements shall be permitted, except within five (5) feet of a swale's flowline and ten (10) feet from a storm sewer pipe; however, such landscaping may be at risk subject to the drainage easement's provisions for removal and subject to the property's Declaration(s) of Covenants for replacement.
  - 14.17 Stormwater quality/quantity treatment may be constructed in Open Space and within the public rights-of-way; however, any detention or water quality measures within the public right-of-way shall first be approved by the Department of Engineering. To this extent, natural drainage corridors should be used to the fullest extent reasonable and stormwater should be conveyed in open channels rather than an enclosed storm sewer system wherever practical. The natural drainage corridors should be preserved with Building setbacks.
  - 14.18 Stormwater detention facility designs shall incorporate a 5:1 slope surrounding the pond extending ten (10) feet into the pond from the normal pool line and without safety ledges, pursuant to the Hamilton County Drainage Standard Details (Option 3).
  - 14.19 Stormwater detention facility access from the public right-of-way shall be provided by a twenty (20) foot wide easement. The 5:1 slope around the pond shall serve as the access to the pond without requiring ramps.
  - 14.20 No minimum water area for stormwater detention facilities with permanent pools or containing permanent lakes shall be required, rather, the size of each facility shall be determined by the calculated capacity required for the post-developed basin area and that can maintain the minimum required cross section and depth. See also Section 14.15 of this Ordinance.
  - 14.21 Sub-surface drains shall not be required in swales that maintain greater than one and one half percent (1.5%) slopes in areas of slab construction. If a crawl space or basement is constructed in this area, all sump pumps shall connect directly to the nearest stormwater manhole.
  - 14.22 A minimum twenty (20) foot wide stormwater easement shall be permitted for any easement containing an eighteen (18) inch diameter pipe or smaller and/or no pipe. The City's Stormwater Technical Standards Manual minimum easement size shall apply in all other instances, including emergency overflow swales and bypass storm drainage.

897 14.23 All new channels, drain tiles equal to or greater than twelve (12) inches in diameter, inlet 898 and outlet structures of detention and retention ponds, and appurtenances thereto as 899 required by the City's Stormwater Technical Standards Manual, that are installed in 900 subdivisions requiring a stormwater management permit from the City of Carmel shall be contained within a minimum twenty (20) feet of drainage easement (10 feet from centerline 901 902 on each side) and shown on the recorded plat. New drain tiles refer to all sub-surface 903 stormwater piping, tubing, tiles, manholes, inlets, catch basins, risers, etc. 904 14.24 Double sanitary sewer laterals are proposed in a common trench where laterals cross streets and a single water lateral to a double meter pit on alternating lot lines. These shall be 905 reviewed and approved at the time of development plan approval, subject to approval by 906 907 the Department of Engineering and the applicable utility company. 908 14.25 Monuments and Markers. Monuments and markers shall be set by the subdivider as herein 909 required. Said monuments and markers shall be placed so that the marked point shall 910 coincide exactly with the intersection of lines to be marked, and shall be set so that the top 911 of the monument or marker is level with the finished grade. 912 Perimeter boundary monuments shall consist of capped rebars with minimum A. 913 dimensions of twenty-four (24) inches in length and 5/8-inch in diameter. Said 914 monuments shall be set: 915 (i) At the intersections of all lines forming angles in the boundary of the 916 subdivision. 917 (ii) At the intersections of all lines forming angles in the boundary of the section, if the subdivision is platted by sections. 918 919 В. Monuments to be placed in streets shall be of aluminum, twelve (12) inches in 920 length, one-half-inch (½") minimum diameter with one and one-half-inch (1½") 921 minimum diameter head, set vertically in place. Said monuments shall be set: 922 (i) At the intersection of all street centerlines. 923 At the beginning and ending of all curves along street centerlines. (ii) 924 C. Any section, half section or quarter section monument located in a street shall be re-established by the Hamilton County Surveyor and shall be provided with an 925 Indiana State Highway Department standard monument box. 926 927 D. Markers shall consist of capped rebars with minimum dimensions of twenty-four 928 (24) inches in length and 5/8-inch in diameter. Said markets shall be set at all lot 929 corners and bends in property lines. 930 E. The subdivider shall submit two (2) copies of the plat of the subdivision indicating 931 the placement of all monuments and markers installed or existing. Said plat shall

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be certified by a Registered Land Surveyor, in accordance with State Statutes and

licensed to do business in the State of Indiana, and approved by the Commission.

934 935 936	<del>14.26</del>	The Commons Lots. If lots within Bridgecreek are developed pursuant to the standards of the Commons Lots, as identified in Section 6.1 of this Ordinance, then the following shall apply to the development of these lots:
937 938 939 940		A. The minimum street right of way width shall be forty (40) feet with a thirty (30) foot wide street and a five (5) foot wide sidewalk located directly behind the curb on both sides of the street.
941 942 943 944		B. A tree (3) foot landscape easement, which also serves as the front yard building setback, shall be located directly behind the sidewalk to allow for the softening of the garage walls and/or screening walls for the home.
945 946 947 948		C. In addition to the minimum ten (10) foot Rear Lot Line Setback, a minimum twenty (20) foot wide common area/utility easement shall be located directly behind the Rear Lot Line of each lot to provide landscape buffers and accommodate utilities.
949 950 951 952		D. Utilities (e.g., sanitary, water, gas, electric) shall be placed in locations mutually agreed to by the City of Carmel and the utility companies at the time of secondary (final) plat approval.
953	Section 15.	Owners' Association and Declaration(s) of Covenants.
954 955 956 957	15.1	Declarations of Covenant(s) shall be prepared by the Master Developer and recorded with the Recorder of Hamilton County, Indiana. There may be multiple Declaration(s) of Covenants applicable to different portions of the Real Estate, and multiple corresponding Owners' Association(s).
958 959 960 961	15.2	Owners' Association(s) shall be established and responsible for the ongoing upkeep and maintenance of any privately owned common grounds, structures, signs, etc., as outlined in the association documents and any other specific development improvements noted as their responsibility in this Ordinance.
962 963 964	15.3	The Declaration(s) of Covenants for the Village Neighborhood shall include a statement substantially similar to the following: "No person, group of persons or entity, other than the Developer, shall own more than two (2) Dwellings."

- 15.4 The Declaration(s) of Covenants shall establish a Design Review Committee ("DRC"). The organization and procedures of the DRC shall be set forth in the Declaration(s) of Covenants. There may be a separate DRC for each Owners Association(s) or a single DRC for multiple Owners' Association(s). The DRC shall be established to review and approve all proposed residential development within the District, as well as any proposed changes to an existing Dwelling. Therefore, a letter of support from the DRC shall accompany any City of Carmel Building Permit application for the construction or modification of a structure.
  - 15.5 Owners Association(s) Reserve Fund. The Owners Association(s) shall establish and maintain a reserve account separate from its operating account to fund replacement and repair of common area improvements (e.g., pools, community buildings, furniture, pathways, entry monuments, wall, fencing, landscaping) and the Declaration(s) of Covenants shall provide the funding mechanisms through homeowner dues, assessments or other means to adequately fund the projected repair and replacement costs over time based upon the expected useful life of all major common improvements.

### **Section 16. Development Plan Approval.**

- 16.1 Approval or Denial of Plats and Final Development Plan.
  - A. With respect to any portion of the Real Estate other than the areas on which lots are developed for Single-Family Dwellings, the platting into smaller sections shall be permitted, but shall not be required in order to divide the Real Estate into smaller areas for purposes of conveying title to a parcel or creating separate tax parcels. The creation of smaller parcels for the purpose of conveying title or creating separate tax parcels shall not create property lines to which setbacks or any other standards of this Ordinance shall be applied, provided that development of the parcels shall conform to an approved Development Plan.
  - B. Primary (preliminary) and secondary (final) platting shall be required with respect to any portion of the Real Estate on which lots are developed for Single-Family or Two-Family Dwellings. All secondary plats for any portion of the Real Estate shall be approved administratively by the Department, and shall not require a public hearing before the Plan Commission, so long as the proposed secondary plat substantially conforms to the approved primary plat.
  - C. No DP/ADLS Approval shall be required with respect to Single-Family or Two-Family Dwellings and associated accessory dwellings, accessory structures, landscaping, lighting, and signage. All Buildings and associated parking, landscaping, lighting and signage for Multiple-Family Dwellings and Townhouses shall require DP/ADLS Approval.
  - D. If there is a Substantial Alteration in the approved DP/ADLS or primary plat, review and approval of the amended plans shall be made by the Plan Commission, or a committee thereof, pursuant to the Plan Commission's rules of procedure. Minor Alterations and Material Alterations may be approved by the Director.

1005 1006		E.	The Director shall have the sole and exclusive authority to approve without conditions, approve with conditions, or disapprove the final Development Plans
1007			and/or Secondary Plats (collectively, the "FDP") for the Real Estate; provided,
1008			however, that approval shall not be unreasonably withheld or delayed if the FDP is
1009			in substantial conformance with the corresponding approved DP/ADLS and/or
1010			primary plat and is in conformance with the Development Requirements. If the
1011			Director disapproves any FDP, the Director shall set forth in writing the basis for
1012			the disapproval and schedule the request for approval of the FDP for a hearing
1013			before the full Plan Commission.
1014	16.2	-Zonin	<del>g Waiver.</del>
1015		<del>A.</del>	The Plan Commission may, after a public hearing, grant a waiver of any of the
1016			dimensional and quantitative standard of this Ordinance, by no greater than twenty
1017			(20) percent of the specified standards. Any approval to permit such a waiver shall
1018			be subject to the following criteria:
1019			(i) The proposal shall be in harmony with the purposes and land use
1020			requirements of this Ordinance.
1021			(ii) The proposal shall compliment the District and the adjoining streetscapes
1022			and neighborhoods.
1023			(iii) The proposal shall not produce a site plan or street/circulation system that
1024			would be impractical or detract from the appearance of the District
1025			(iv) The waiver shall not adversely affect emergency vehicle access or deprive
1026			adjoining properties of adequate light and air.
1027		B	In granting a waiver, the Plan Commission may impose such conditions that will,
1028			in its judgement, secure the purposes of this Ordinance.
1029		<del>C.</del>	This section does not preclude the City's Board of Zoning Appeals from
1030			considering and approving Variances from the terms of this Ordinance, pursuant to
1031			Chapter 30 of the Zoning Ordinance.
1032		<del>D.</del>	A waiver may not be granted for the District's total number of Dwellings or a
1033			Planning Area's Maximum Density, as set forth in Section 6 of this Ordinance.
1034	16.3	Maste	r Developer and Design Review Committee Consent.
1035		A.	A written consent by the Master Developer or its assigns shall accompany any
1036			permit or approval request pertaining to the Real Estate by a Developer, user,
1037			owner, or tenant. Permits or approvals may include, but are not limited to:
1038			(i) Improvement Location Permit for any improvements within the District;

(ii)

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Sign permit for any signs within the District;

1040		(111)	Building permits for any Buildings within the District;
1041 1042		(iv)	DP/ADLS, or primary or secondary plat approval for any part of the District; and
1043 1044		(v)	Any text amendment or other variations to the terms and conditions of this Ordinance (e.g., request for a modification to Development Requirements).
1045 1046			ter of support for construction or modification of a residential structure from esign Review Committee shall accompany any building permit application.
1047	Section 17.	Violations a	nd Enforcement.
1048 1049 1050 1051 1052	17.1	and safeguard uses or Deve procedures s	ment of any violations of this Ordinance, including violations of conditions ds established in connection with the granting of subsequent variances, special lopment Plan approvals, shall be subject to and governed by the authority and set forth in the Zoning Ordinance, including Chapter 34 of the Zoning which shall apply.
1053 1054 1055 1056 1057 1058		[THE RE	MAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES FOLLOW.]

This Ordinance shall be in full force	e and effect from and after its passage and signing b
PASSED by the Commo	on Council of the City of Carmel, Indiana, this
of, 20, by a vote o	f ayes and nays.
COMMON COUN	NCIL FOR THE CITY OF CARMEL
Laura D. Campbell, President	H. Bruce Kimball
Sue Finkam, Vice-President	Miles Nelson
Adam Aasen	Kevin D. Rider
Anthony Green	Jeff Worrell
Γimothy J. Hannon	
ATTEST	
Sue Wolfgang, Clerk	<u> </u>

Silvara

	Presented by me to the Mayor of the City of C	Carmel, Indiana thisday of
	, 20, atM.	
	<u>-</u>	Sue Wolfgang, Clerk
		vollgang, Clerk
	Approved by me, Mayor of the City of Carme	l, Indiana thisday of
	, 20, atM.	
	Ī	ames Brainard, Mayor
	•	
	ATTEST	
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	Sue Wolfgang, Clerk	
	I affirm, under the penalties for perjury, that I have ta	
	Security Number in this document, unless required by	law: Steven D. Hardin.
		1) ( 1 D V
	This Instrument prepared by: Steven D. Hardin, Esq. a	=
	LLP, 600 East 96th Street, Suite 600, Indianapolis, In	diana 46240.

1132	Section 19. School	dule of Exhibits.
1133	Exhibit A	Real Estate
1134	Exhibit B	Planning Area Map
1135	Exhibit C	Conceptual Plan
1136	Exhibit D	Open Space Plan
1137	Exhibit E	Connectivity Plan
1138	Exhibit F	Use Table
1139	Exhibit G	The Estates and Creekside Architectural Standards
1140	Exhibit H	Bridgecreek Architectural Standards
1141	Exhibit I	Village Neighborhood Architectural Standards
1142	Exhibit J	Empty-Nester / Active Adult Standards
1143	Exhibit K	Character Exhibits
1144	Exhibit L	Perimeter Lot Exhibit
1145	Exhibit M	Exmoor Character Illustrations
1146	Exhibit N	Exmoor Site Plan
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#### **Zoning Description**

A part of Section 34, Township 18 North, Range 3 East, of the Second Principle Meridian, Clay Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section; thence South 89 degrees 37 minutes 50 seconds West along the South line of said Quarter Section a distance of 1,070.70 feet to a Southwest corner of the real estate described Instrument Number 92-22718 of the Office of the Recorder, Hamilton County, Indiana; thence North 00 degrees 20 minutes 13 seconds East along the West line of said real estate and parallel with the East line of said Southeast Quarter Section a distance of 990.97 feet to the South line of the North one hundred (100) acres of said Southeast Quarter Section, said point also being the POINT OF BEGINNING of this description; thence South 89 degrees 31 minutes 47 seconds West along said South line 1,589.00 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 27 minutes 00 seconds East along said West line 191.57 feet to the Southeast corner of the real estate described in Instrument Number 97-27194 in said Recorder's Office; thence along the bounds of said real estate by the next four (4) courses; 1) North 89 degrees 51 minutes 49 seconds West 369.72 feet; 2) North 00 degrees 27 minutes 00 seconds East parallel with the East line of Southwest Quarter of said Section a distance of 645.34 feet; 3) South 89 degrees 33 minutes 54 seconds West parallel with the North line of said Southwest Quarter Section a distance of 456.04 feet; 4) North 00 degrees 27 minutes 00 seconds East parallel with the East line of said Southwest Quarter Section a distance of 765.33 feet to the South line of the North two rods (33 feet) off of the North end of the East Half of said Southwest Quarter Section; thence South 89 degrees 33 minutes 54 seconds West along said South line 497.18 feet to the West line of the East Half of said Southwest Quarter Section; thence North 00 degrees 23 minutes 36 seconds East along said West line 33.00 feet to the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section; thence North 00 degrees 20 minutes 44 seconds East along said West line of said Quarter-Quarter Section a distance of 1,314.57 feet to the Northwest corner of said Quarter-Quarter Section; thence North 89 degrees 33 minutes 14 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.71 feet to the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section; thence North 89 degrees 30 minutes 51 seconds East along the North line of said Quarter-Quarter Section a distance of 719.16 feet to the Southwest corner of the real estate described in Deed Book 220, Page 253 in said Recorder's Office; thence along the bounds of said real estate by the next two (2) courses; 1) thence North 00 degrees 17 minutes 00 seconds East parallel with the East line of Northwest Quarter of said Northeast Quarter Section a distance of 494.50 feet; 2) North 89 degrees 30 minutes 51 seconds East parallel with the South line of the Northwest Quarter of said Northeast Quarter Section a distance of 607.00 feet to the West line of the Northeast Quarter of said Northeast Quarter Section; thence North 00 degrees 17 minutes 00 seconds East along said West line 721.85 feet to the Southwest corner of the real estate described in Instrument Number 92-26837 in said Recorder's Office; thence along the bounds of said real estate by the next two (2) courses; 1) North 89 degrees 32 minutes 59 seconds East parallel with

#### EXHIBIT A | REAL ESTATE

1187 the North line of Quarter-Quarter Section a distance of 218.17 feet; 2) North 00 degrees 17 minutes 1188 00 seconds East parallel with the West line of said Quarter-Quarter Section a distance of 100.00 1189 feet to the North line of said Quarter-Quarter Section; thence North 89 degrees 32 minutes 59 1190 seconds East along said North line 381.23 feet to a Northeast corner of the real estate described in 1191 Instrument Number 94-7077 in said Recorder's Office; thence along the bounds of said real estate 1192 by the next three (3) courses; 1) South 00 degrees 13 minutes 14 seconds West parallel with the 1193 East line of said Quarter-Quarter Section a distance of 300.00 feet; 2) North 89 degrees 32 minutes 1194 59 seconds East parallel with the North line of said Quarter-Quarter Section a distance of 439.00 1195 feet; 3) South 00 degrees 13 minutes 14 seconds West parallel with the East line of said Quarter-1196 Quarter Section a distance of 153.49 feet to the Northwest corner of the real estate described in 1197 Instrument Number 2009-56608 in said Recorder's Office; thence along the bounds of said real 1198 estate by the next two (2) courses; 1) thence North 64 degrees 56 minutes 13 seconds East 111.85 1199 feet; 2) North 83 degrees 45 minutes 53 seconds East 187.03 feet to the East line of said Northeast 1200 Quarter Section; thence South 00 degrees 13 minutes 14 seconds West along said East line 1201 2,242.97 feet to the Northeast corner of the Southeast Quarter of said Section; thence South 00 1202 degrees 20 minutes 13 seconds West along the East line of said Southeast Quarter Section a 1203 distance of 1,638.85; thence South 89 degrees 31 minutes 47 seconds West 1,070.80 feet to the place of beginning, containing 281.814 acres, more or less, subject to all legal highways, rights-1204 1205 of-ways, easements, and restrictions of record.

This description has been prepared for the use in a zoning application and is based upon a preliminary ALTA/ACSM Land Title Survey performed by Stoeppelwerth & Associates, Inc., Job Number 60160DSW and dated June 17, 2010. This description should only be used for the purposed it was intended for.

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1211 December 15, 2010 rjc 1212 Revised: May 11, 2011 rjc

Revised: October 4, 2011 gdk

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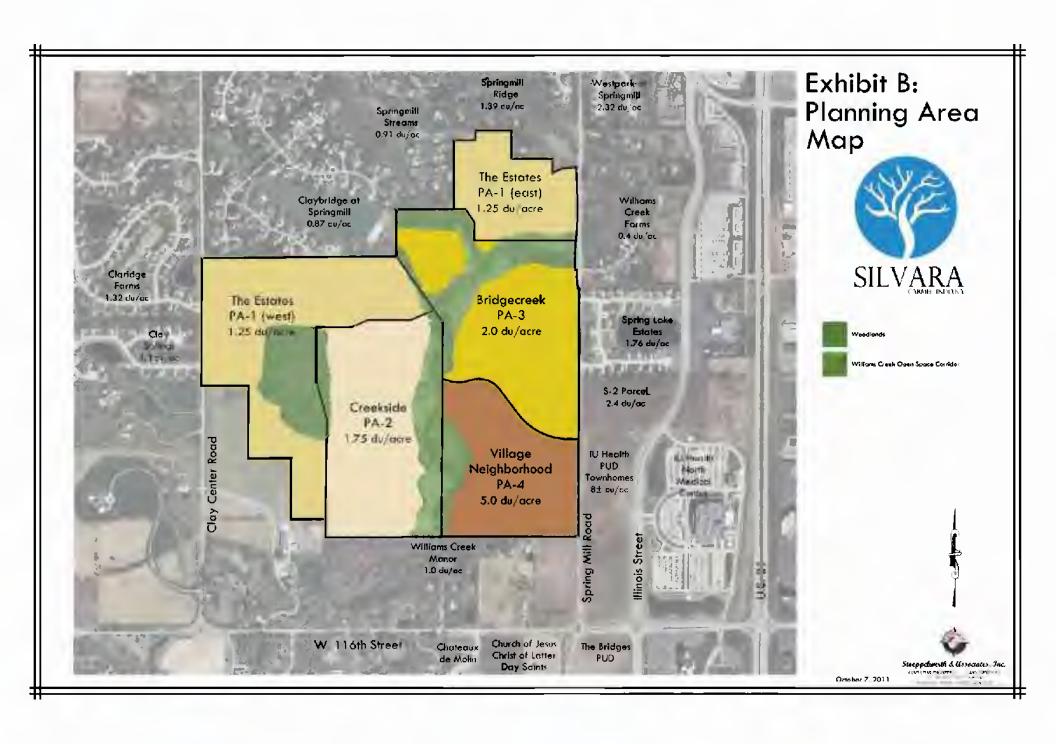
1228 1229 Exmoor Real Estate
Legal Description

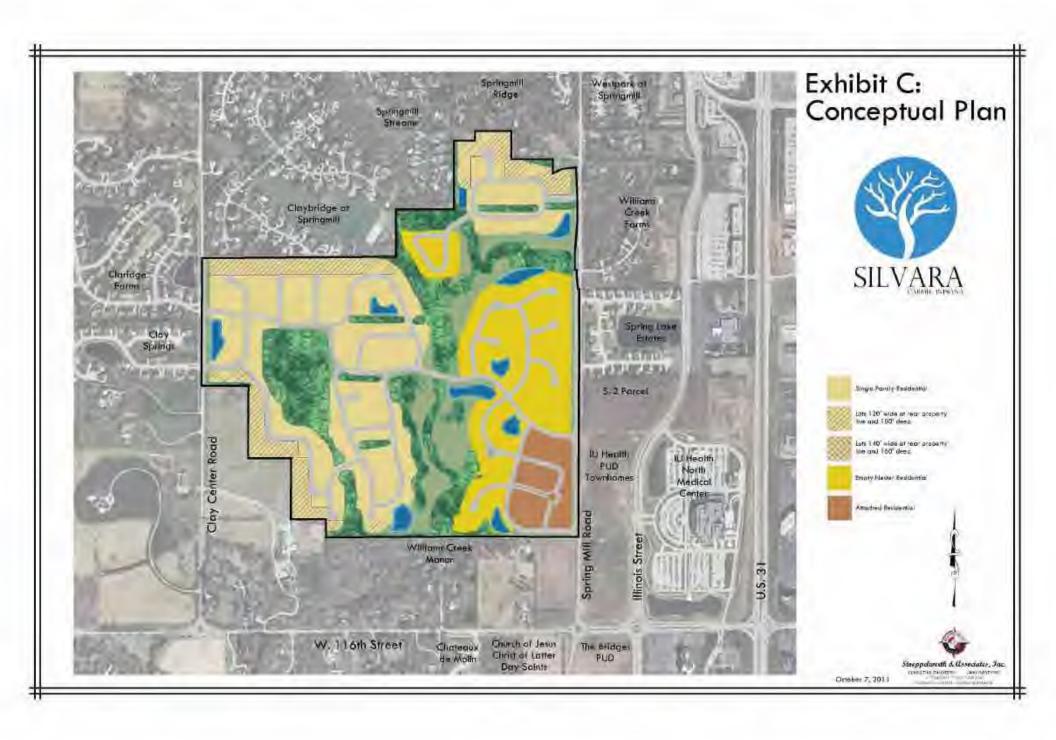
A part of the Northwest Quarter of Section 34, Township 18 North, Range 03 East, Clay Township, Hamilton County, Indiana more particularly described as follows:

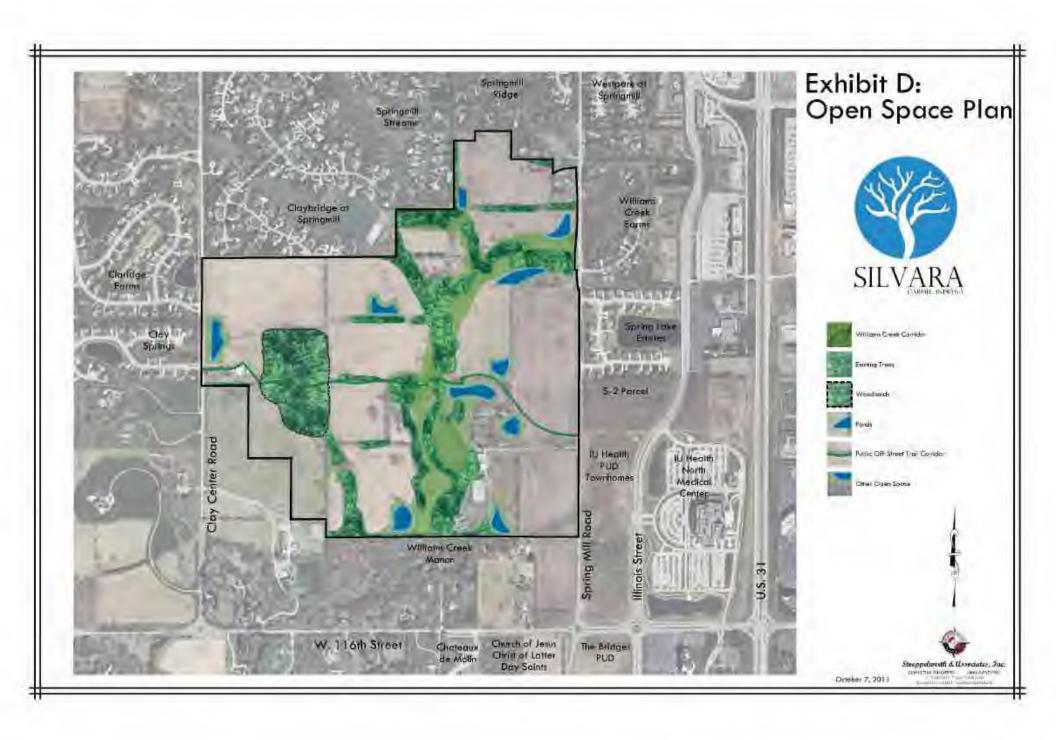
Beginning at the Northeast corner of Jackson's Grant on Williams Creek, Section 2, per plat thereof recorded as Instrument Number 2018038285 in Plat Cabinet 5, Slide 866 in the Office of the Hamilton County Recorder, said point also being the Southeast corner of Claybridge at Springmill recorded as Instrument number 89-27503 in Plat Cabinet 1, Slide 72 in said Recorder's Office; thence North 00 degrees 17 minutes 00 seconds East, along the East line of said Claybridge, a distance of 494.50 feet; thence North 89 degrees 30 minutes 51 seconds East, along a South line of said Claybridge and the South line of Springmill Streams recorded as Instrument Number 84-8961 in Plat Book 11, Pages 33-34 in said Recorder's Office a distance of 607.00 feet to the

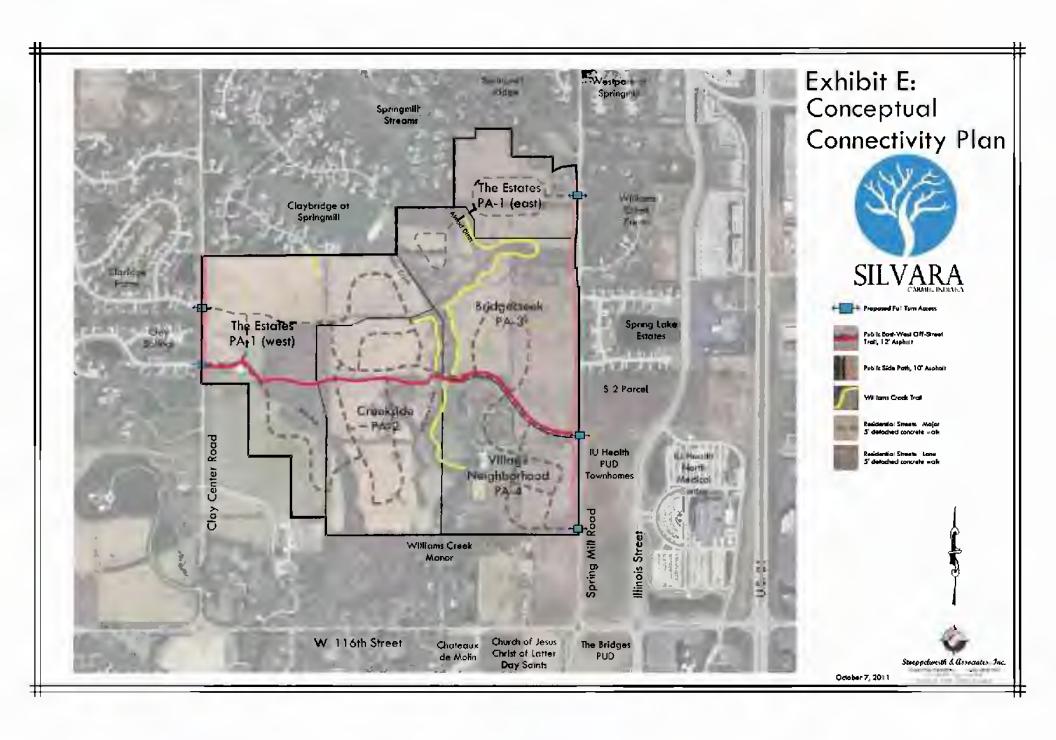
#### EXHIBIT A | REAL ESTATE

1230 Southeast corner of said Claybridge; thence South 80 degrees 03 minutes 42 seconds East a 1231 distance of 244.11 feet; thence South 00 degrees 17 minutes 26 seconds West a distance of 50.00 feet; thence South 69 degrees 00 minutes 23 seconds West a distance of 149.78 feet; thence South 1232 22 degrees 31 minutes 53 seconds East a distance of 145.27 feet; thence South 30 degrees 36 1233 minutes 24 seconds East a distance of 108.04 feet; thence South 05 degrees 33 minutes 20 seconds 1234 1235 East a distance of 30.64 feet; thence South 29 degrees 07 minutes 36 seconds East a distance of 1236 47.68 feet; thence South 00 degrees 36 minutes 05 seconds East a distance of 44.43 feet; thence 1237 South 00 degrees 40 minutes 16 seconds East a distance of 29.11 feet; thence South 08 degrees 51 1238 minutes 54 seconds East a distance of 91.86 feet; thence South 57 degrees 17 minutes 07 seconds 1239 East a distance of 12.36 feet to a northerly corner of Jackson's Grant on Williams Creek, Section 4 recorded as Instrument 2018009549 in Plat Cabinet 5, Slide 810 in said Recorder's Office; thence 1240 along the lines of said plat the following 11 courses and distances: (1) South 38 degrees 23 minutes 1241 1242 51 seconds West a distance of 59.59 feet; (2) thence South 30 degrees 03 minutes 49 seconds West 1243 a distance of 33.87 feet; (3) thence South 05 degrees 30 minutes 38 seconds West a distance of 1244 46.41 feet; (4) thence South 27 degrees 48 minutes 20 seconds West a distance of 58.52 feet; (5) 1245 thence South 68 degrees 26 minutes 48 seconds West a distance of 25.76 feet; (6) thence North 45 degrees 43 minutes 00 seconds West a distance of 32.16 feet; (7) thence South 49 degrees 23 1246 minutes 51 seconds West a distance of 221.93 feet; (8) thence South 64 degrees 33 minutes 51 1247 seconds West a distance of 45.43 feet; (9) thence South 40 degrees 37 minutes 38 seconds West a 1248 distance of 28.90 feet; (10) thence South 65 degrees 58 minutes 09 seconds West a distance of 1249 73.81 feet; (11) thence South 50 degrees 41 minutes 01 seconds West a distance of 39.88 feet to 1250 1251 the East line of the aforementioned Section 2; thence North 00 degrees 28 minutes 13 seconds West, along said East line a distance of 102.62 feet; thence North 44 degrees 42 minutes 34 seconds 1252 West, along a northeasterly line of said Section 2, a distance of 585.38 feet to the Point of 1253 1254 Beginning, Containing 14.662 acres, more or less. 1255









P= Permitted Use   A = Accessory Use   SU = Special Use   "Blank" = Prohibited Use					
	PLANNING AREA				
PERMITTED USE	The Estates	Creekside	Bridgecreek	Village Neighborhood	
Residential Uses					
Single-Family Dwelling	P	P	P	P	
Two-Family Dwelling			P P	P	
Multiple-Family Dwelling				P	
Apartments				_	
Townhouses				P	
Accessory Dwelling	P	P	P	P	
Mobile Home Court					
Attached Dwelling			P	P	
Home Occupation	A	A	A	A	
Residential Kennel	A	A	A	A	
Bed & Breakfast Inn				P	
Model Home	P	P	P	P	
Guest House	A	A	A	A	
Bona Fide Servants Quarters	A	A	A	A	
Boarding or Lodging House					
Nursing/Retirement/			SU	SU	
Convalescent Facility					
Private Swimming Pool, etc.	A	A	A	A	
Office Uses					
Clinical or Medical Health					
Center					
Research Laboratory or					
Facility					
General Offices					
Professional Offices					
Hospice					
Training Facility					
Medical Offices					
1.100.100.2					
Institutional Uses					
Church, Temple, or Place of			SU	SU	
Worship					
Hospital					
Library	SU	SU	SU	P	
Penal or Correctional					
Institution					
Post Office					
Power Generating Plant					

r – Perimitieu Use   A – Ad	P= Permitted Use   A = Accessory Use   SU = Special Use   "Blank" = Prohibited Use				
	PLANNING AREA				
PERMITTED USE	The Estates	Creekside	Bridgecreek	Village Neighborhood	
Public Service Facility	P	P	P	P	
Commercial Sewage or					
Garage Disposal Plant					
Water Management & Use	SU	SU	SU	SU	
Facility					
Educational Uses					
School, Trade or Business				P	
College or University				P	
Day Nursery or Daycare				Р	
Kindergarten/Preschool	SU	SU	SU	Р	
School of General	P	P	P	P	
Elementary or Secondary					
Retail and Service Uses					
General Retail Sales					
Lumber/Building Materials					
General Personal Services					
Automobile Service Station					
Automobile/Boat Sales					
Automobile/Truck Repair					
Manufactured Housing Sales					
Car Wash					
Commercial Kennel					
Dry Cleaning Establishment					
(w/on-site plant) Dry Cleaning Establishment (w/o					
on-site plant)					
Equipment Sales/Repair					
Financial Institution					
Automated Teller Machine					
Food Stand					
Funeral Home, Mortuary,					
Crematory					
Roadside Sales Stand					
Self-Service Laundry					
Sexually Oriented Business					
Tattoo Studio					
Veterinary Hospital (w/					
Commercial Kennel)					

P= Permitted Use   A = Accessory Use   SU = Special Use   "Blank" = Prohibited Use					
	PLANNING AREA				
PERMITTED USE	The Estates	Creekside	Bridgecreek	Village Neighborhood	
Veterinary Hospital (w/o					
Commercial Kennel)					
Wholesale Sales					
Cultural and Entertainment	Usas				
Art Gallery	Oscs				
Art & Music Center					
Carnivals, Fairs, Circuses, etc.					
Hotel					
Hotel (full service)					
Indoor Theater					
Outdoor Theatre					
Catering Establishment					
Restaurant (w/o drive thru					
food sales)					
Restaurant (w/ drive thru					
food sales)					
Meeting or Party Hall					
Museum					
Stadium or Coliseum					
Tavern/Night Club					
Industrial Uses					
Borrow Pit/Top Soil					
Removal & Storage					
Heavy Industrial					
Sanitary Landfill, Junk Yard					
Light Industrial					
Storage and/or Warehousing,					
Indoor Storage and/or Warehousing,					
Outdoor					
Storage or Sale of Petroleum					
Products					
Coke Ovens, Brick Yards,					
Kilns, Open Hearth, or Blast					
Furnace					
Light Manufacturing					

P= Permitted Use   A = Accessory Use   SU = Special Use   "Blank" = Prohibited Use					
	PLANNING AREA				
PERMITTED USE	The Estates	Creekside	Bridgecreek	Village Neighborhood	
Mineral, Sand, or Gravel					
Extraction Operations					
Printing or Publishing					
Storage or Distribution					
Facility					
Wholesale Facility					
Heavy Manufacturing					
Agricultural Uses					
Commercial Greenhouse					
Raising/Breeding of Non-	SU	SU	SU	SU	
Farm or Exotic Animals					
Feed Store					
Plant Nursery	SU	SU	SU	SU	
Grain Elevator					
General or Urban	P	P	P	P	
Agriculture (Farm)					
Horse Farm ¹	P	P	P	P	
Recreational Uses				1	
Commercial Recreational					
Facility, Indoor					
Commercial Recreational					
Facility, Outdoor					
Community Amenities	P	P	P	P	
Community Center	P	P	P	P	
Country Club	SU	SU	SU		
Golf Course	P	P	P	P	
Health/Fitness Facility	_				
Open Space	P	P	P	P	
Private Club or Lodge			P	P	
Private Recreational Facility					
Riding Stable ¹	P	P	P	P	
Park, Public	Р	P	P	P	
Shooting Gallery (indoor or					
outdoor)					

¹ Facilities that existed on the date of the enactment of this Ordinance shall be permitted; however, any new facility established after the enactment of this Ordinance shall be established on a Lot with a minimum size of three (3) acres.

P= Permitted Use   A = Accessory Use   SU = Special Use   "Blank" = Prohibited Use					
	PLANNING AREA				
PERMITTED USE	The Estates	Creekside	Bridgecreek	Village Neighborhood	
Miscellaneous					
Artificial Lake or Pond	P	Р	P	P	
Cemetery					
Historic Site					
T II					
Temporary Uses	l n	D	l n	l n	
Construction Facility Display Outdoor	P	Р	P	P	
Display, Outdoor Model Home	P	P	P	P	
Sales, Outdoor	P	P	P	P	
Sales, Seasonal Outdoor					
Special Event, Outdoor	P	P	P	P	
Special Event, Outdoor	1	1	1	1	
Transportation and Commu	nication Uses	<u> </u>			
Antenna ²	SU	SU	SU	SU	
Collocated Antenna	P	P	P	P	
Radio and/or Television			-	-	
Studio					
Radio/Television					
Transmission Antenna					
Radio/Television					
Transmission Tower					
Tower					
Wireless Telecommunication					
Wireless Telecommunication					
Service Tower					
Motor Bus or Railroad					
Passenger Station					
Private Airplane					
Landing/Service Facility					
Private Helicopter					
Commercial Parking Lot					
Private Parking Area	A	A	A	A	
Truck Stop					

² If visually integrated with or camouflaged on or within a structure other than a tower (such as a chimney stack, church spire, light standard, monument, power line support, or water tower).

# EXHIBIT G | THE ESTATES AND CREEKSIDE ARCHITECTURAL & DESIGN STANDARDS

1263 1264	Section 1.		cter Exhibits. Character illustrations indicating conceptually the intended ecture and appearance of Dwellings are provided in the Character Exhibits.	
1265 1266 1267 1268 1269	Section 2.	Exterior Siding Materials. Permissible materials include the following: (i) Brick; (ii) Cedar; (iii) Stone; (iv) Stucco; (v) EIFS or dryvit; (vi) Architectural metals, such as copper or Cor-Ten; and (vii) Fiber cement. Vinyl and aluminum siding shall be prohibited. EIFS and dryvit shall only be used a minimum of eight (8) feet above grade and/or limited to trim or accent areas.		
1270	2.1	Masonry Requirements. The following shall apply:		
1271 1272 1273 1274		A.	Dwellings located on a Lot adjacent to the perimeter of the Real Estate shall be required to have Masonry as an exterior siding material on all facades in an amount equivalent to the first floor surface area (exclusive of windows, doors, and other openings).	
1275 1276 1277 1278 1279		B.	Dwellings in the Estates shall be required to have Masonry as an exterior siding material on all facades in an amount equivalent to the first floor surface area (exclusive of windows, doors, and other openings). This requirement may be modified for a Dwelling with a Historical Architectural Style, as determined by the Department.	
1280 1281 1282 1283 1284		C.	Dwellings in Creekside shall be required to have Masonry as an exterior siding material on the front façade in an amount equivalent to the first floor surface area (exclusive of windows, doors and other openings) of the front façade. This requirement may be modified for a Dwelling with a Historical Architectural Style, as determined by the Department.	
1285 1286 1287		D.	All Dwellings shall have at least a Masonry water table a minimum of eighteen (18) inches tall above grade on all facades. No exposed foundation shall be permitted.	
1288 1289		E.	All exterior chimneys shall be constructed of Masonry. This does not apply to direct vent or interior fireplaces which protrude through the roof.	
1290	Section 3.	Roofs.	<u>.</u>	
1291 1292 1293	3.1	Permissible roof materials shall include architectural-grade, dimensional shingles; clay; slate; wood shingles; wood shakes; and metals. Green roofs are encouraged, as are recycled materials. Three-tab shingles are not permitted.		
1294 1295	3.2	A twelve (12) inch overhang on all eaves, as measured from the framing and not including gutters, is required.		
1296 1297 1298	3.3	If dormers are used, at least one (1) window or decorative louver per dormer is required. Dormers and gables must have details such as attic bands, windows, and/or decorative attic vents.		

# EXHIBIT G | THE ESTATES AND CREEKSIDE ARCHITECTURAL & DESIGN STANDARDS

1299	3.4	Ridge vents shall be required.	
1300 1301 1302	3.5	Minimum roof slope shall be 6 (vertical units): 12 (horizontal units) for primary roofs. Secondary roofs (e.g., porches, bays, garages, dormers) may have a lower pitch.	
1303	Section 4.	Windows.	
1304 1305 1306 1307 1308	4.1	Habitable rooms, such as bedrooms and living rooms, shall have operable windows with screens to take advantage of natural cross-ventilation. There shall be a minimum of three (3) windows per facade. Single story homes shall have a minimum of two (2) windows per facade. A vent may be substituted for a window on a gable.	
1309 1310	4.2	Windows shall be wood, vinyl-clad wood, vinyl, aluminum-clad wood, or painted metal.	
1311 1312	4.3	All windows shall be fully framed unless the window is surrounded by a masonry material.	
1313 1314	4.4	Where practical, shutters shall match in size the windows they are intended to cover.	
1315	Section 5.	Garage Placement & Doors.	
1316 1317 1318	5.1	All garages shall be designed as an integral part of the architecture of the dwelling, with regards to materials, trim, and detail. Detached garages shall incorporate compatible massing and scale with regards to the primary residence.	
1319	5.2	A minimum two (2) car garage shall be required per Dwelling.	
1320 1321 1322 1323 1324 1325 1326 1327	5.3	Pursuant to Chapter 25.01.01(B)(5) of the Zoning Ordinance, the combined square footage of the Ground Floor Area of a Private Garage and/or Accessory Building shall not exceed seventy-five (75) percent of the Ground Floor Area of the Principal Building, except that a detached garage, which is the only Accessory Building on the lot, may equal the maximum dimensions of twenty-four (24) by thirty (30) feet provided that the Ground Floor Area of the garage is less than or equal to the Ground Floor Area of the Principal Building. Lots over three (3) acres shall be exempt from this standard.	
1328 1329	5.4	Garages shall be side-, rear-, or court-loading on lots greater than ninety (90) feet in width.	
1330 1331 1332 1333	5.5	Lots smaller than ninety (90) feet in width shall be permitted to have front-loading garages; however, the front facing garage door width shall be no more than forty percent (40%) of the total front façade width of a home with a two-car garage and forty-eight percent (48%) of the total front façade width of a home with a three-car	

# EXHIBIT G | THE ESTATES AND CREEKSIDE ARCHITECTURAL & DESIGN STANDARDS

1334 1335		garage. The garage wall and door of a front-load garage shall be offset a minimum of two (2) feet from the primary front facade of the house.
1336 1337 1338 1339 1340	5.6	Garage doors shall have raised panels or other decorative panels (e.g., window panels, carriage style panels, and decorative hardware). All front loading garage doors shall: (i) be insulated or solid; (ii) have raised panels or other decorative panels (e.g., window panels, carriage style panels, and decorative hardware); and (iii) be painted to match the Dwelling's trim or siding color.
1341	Section 6.	Chimneys.
1342 1343 1344	6.1	Full-height chimneys are required when exterior fireplaces are present. Shed-style or cantilevered chimneys shall only be permitted on the rear elevation of homes with basements.
1345	6.2	Direct vent chimneys shall be permitted.
1346	Section 7.	Entryways & Porches.
1347 1348	7.1	Porches and/or entryways shall be clearly defined and should shall be visible as the main focus of the front façade.
1349 1350	7.2	Porches and/or entryways shall be delineated by elements such as pilasters, sidelights, columns, railings, etc.
1351 1352	7.3	Porches should shall be at least four (4) feet deep, where used, to allow sufficient room for furniture.
1353 1354	7.4	Porches & entryways should shall be in scale with the rest of the house, and should shall be architecturally appropriate.
1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366	Section 8.	Streetscape Diversity. Neighborhoods shall promote streetscape diversity through varied elevations. The same Building elevation shall not be constructed for one (1) lot on each side of the subject lot on the same side of the street and for three (3) lots across the street from the subject lot. Driveways. Driveways shall be concrete, stamped concrete, brick, porous concrete, or stone or pervious pavers. Asphalt driveways shall not be permitted for lots less than two (2) acres in size. If a roadway is curbed, then the portion of the driveway within the public right-of-way shall be concrete pursuant to Carmel City Code §6-227(h)(6). Corner Breaks. Each Dwelling shall have a minimum of two (2) corner breaks on the front and rear façades (in addition to the outside corners of the Dwelling). The inside and outside corners of a covered porch or the inside and outside corners of any projection with a height of no less than six (6) feet shall count toward this requirement.

# <u>EXHIBIT H | BRIDGECREEK</u> <u>ARCHITECTURAL & DESIGN STANDARDS</u>

1367 1368	Section 1.	<u>Character Exhibits.</u> Character illustrations indicating conceptually the intended architecture and appearance of Dwellings are provided in the Character Exhibits.		
1369 1370 1371 1372 1373	Section 2.	Exterior Building Materials. Permissible materials include the following: (i) Brick; (ii) Cedar; (iii) Stone; (iv) Stucco; (v) EIFS or dryvit; (vi) Architectural metals, such as copper or Cor-Ten; and (vii) Fiber cement. Vinyl and aluminum siding shall be prohibited. EIFS and dryvit shall only be used a minimum of eight (8) feet above grade and/or limited to trim or accent areas.		
1374	2.1	Masonry Requirements. The following shall apply:		
1375 1376 1377 1378		A. Dwellings located on a Lot adjacent to the perimeter of the Real Estate shall be required to have Masonry as an exterior siding material on all facades in an amount equivalent to the first floor surface area (exclusive of windows, doors, and other openings).		
1379 1380 1381 1382 1383		B. Dwellings shall be required to have Masonry as an exterior siding material on the front façade in an amount equivalent to the first floor surface area (exclusive of windows, doors and other openings) of the front façade. This requirement may be modified for a Dwelling with a Historical Architectural Style, as determined by the Department.		
1384 1385 1386		C. All Dwellings shall have at least a Masonry water table a minimum of eighteen (18) inches tall above grade on all facades. No exposed foundation shall be permitted.		
1387 1388		D. All exterior chimneys shall be constructed of Masonry. This does not apply to direct vent or interior fireplaces which protrude through the roof.		
1389	Section 3.	Rooflines.		
1390 1391 1392	3.1	Permissible roof materials shall include architectural-grade, dimensional shingles; clay; slate; wood shingles; wood shakes; and metals. Green roofs are encouraged, as are recycled materials. Three-tab shingles shall not be permitted.		
1393 1394	3.2	A twelve (12) inch overhang on all eaves, as measured from the framing and not including gutters, is required.		
1395 1396 1397	3.3	If dormers are used, at least one (1) window or decorative louver per dormer is required. Dormers and gables must have details such as attic bands, windows, and/or decorative attic vents.		
1398	3.4	Ridge vents shall be required.		
1399 1400 1401	3.5	Minimum roof slope shall be 6 (vertical units): 12 (horizontal units) for primary roofs. Secondary roofs (e.g., porches, bays, garages, dormers) may have a lower pitch.		
1402	Section 4.	Windows.		
1403 1404 1405	4.1	Habitable rooms, such as bedrooms and living rooms, shall have operable windows with screens to take advantage of natural cross-ventilation. There shall be a minimum of three (3) windows per facade. Single story homes shall have a		

# EXHIBIT H | BRIDGECREEK ARCHITECTURAL & DESIGN STANDARDS

1406 1407		minimum of two (2) windows per facade. A vent may be substituted for a window on a gable.
1408 1409	4.2	Windows shall be wood, vinyl-clad wood, vinyl, aluminum-clad wood, or painted metal.
1410 1411	4.3	All windows shall be fully framed unless the window is surrounded by a masonry material.
1412 1413	4.4	Where practical, shutters shall match in size the windows they are intended to cover.
1414	Section 5.	Garage Placement & Doors.
1415 1416 1417	5.1	All garages shall be designed as an integral part of the architecture of the dwelling, with regards to materials, trim, and detail. Detached garages shall incorporate compatible massing and scale with regards to the primary residence.
1418	5.2	A minimum two (2) car garage shall be required per Dwelling.
1419 1420 1421 1422 1423 1424 1425 1426	5.3	Pursuant to Chapter 25.01.01(B)(5) of the Zoning Ordinance, the combined square footage of the Ground Floor Area of a Private Garage and/or Accessory Building shall not exceed seventy-five (75) percent of the Ground Floor Area of the Principal Building, except that a detached garage, which is the only Accessory Building on the lot, may equal the maximum dimensions of twenty-four (24) by thirty (30) feet provided that the Ground Floor Area of the garage is less than or equal to the Ground Floor Area of the Principal Building. Lots over three (3) acres shall be exempt from this standard.
1427 1428	5.4	Garages shall be side-, rear-, or court-loading on lots greater than ninety (90) feet in width.
1429 1430 1431 1432 1433	5.5	Lots smaller than ninety (90) feet in width shall be permitted to have front-loading garages; however, the front facing garage door width shall be no more than forty-eight percent (48%) of the total front façade width. The garage wall and door of a front-load garage shall be offset a minimum of two (2) feet from the primary front facade of the house.
1434 1435 1436 1437 1438	5.6	Garage doors shall have raised panels or other decorative panels (e.g., window panels, carriage style panels, and decorative hardware). All front loading garage doors shall: (i) be insulated or solid; (ii) have raised panels or other decorative panels (e.g., window panels, carriage style panels, and decorative hardware); and (iii) be painted to match the Dwelling's trim or siding color.
1439	Section 6.	Chimneys.
1440 1441 1442	6.1	Full-height chimneys are required when exterior fireplaces are present. Shed-style or cantilevered chimneys shall only be permitted on the rear elevation of homes with basements.
1443	6.2	Direct vent chimneys shall be permitted.

# <u>EXHIBIT H | BRIDGECREEK</u> <u>ARCHITECTURAL & DESIGN STANDARDS</u>

1444	Section 7.	Entryways & Porches.
1445 1446	7.1	Porches and/or entryways shall be clearly defined and should shall be visible as the main focus of the front façade.
1447 1448	7.2	Porches and/or entryways shall be delineated by such elements as pilasters, sidelights, columns, railings, etc.
1449 1450	7.3	Porches should shall be at least four (4) feet deep, where used, to allow sufficient room for furniture.
1451 1452	7.4	Porches & entryways should shall be in scale with the rest of the house, and should shall be architecturally appropriate.
1453 1454 1455 1456 1457 1458 1459 1460	Section 8.	<u>Driveways.</u> Driveways shall be concrete, stamped concrete, brick, porous concrete, or stone or pervious pavers. Asphalt driveways shall not be permitted for lots less than two (2) acres in size. If a roadway is curbed, then the portion of the driveway within the public right-of-way shall be concrete pursuant to Carmel City Code §6-227(h)(6). Streetscape Diversity. Neighborhoods shall promote streetscape diversity through varied elevations, the same Building elevation shall not be constructed for one (1) lot on each side of the subject lot on the same side of the street and for three (3) lots across the street from the subject lot.
1461 1462 1463 1464 1465	Section 10.	Corner Breaks. Each Dwelling shall have a minimum of two (2) corner breaks on the front and rear façades (in addition to the outside corners of the Dwelling). The inside and outside corners of a covered porch or the inside and outside corners of any projection with a height of no less than six (6) feet shall count toward this requirement.

# EXHIBIT I | VILLAGE NEIGHBORHOOD ARCHITECTURAL & DESIGN STANDARDS

1466 1467	Section 1.	<u>Character Exhibits.</u> Character illustrations indicating conceptually the intended architecture and appearance of Dwellings are provided in the Character Exhibits.		
1468	Section 2.	Site Design.		
1469	2.1	The site design shall be context-sensitive with regards to existing natural features.		
1470 1471	2.2	Site access and internal circulation shall promote safety, efficiency, and convenience.		
1472	2.3	On-street parking shall be permitted on the Real Estate's internal streets and drives.		
1473 1474 1475 1476	2.4	A variety of housing types should be offered for sale, such as Townhouses, flats and detached coach or carriage homes targeting active-adult/empty-nesters and young professionals to provide for a wide variety of options, encourage neighborhood diversity and to create diversity in architecture and Building scales.		
1477 1478	2.5	Multi-story Buildings shall have a variable orientation and/or varied front setback along Spring Mill Road.		
1479	Section 3.	Building Design and Mass.		
1480 1481 1482 1483 1484	3.1	No more than six (6) Dwellings attached vertically (e.g., Townhouses) shall be permitted per Building, and no more than sixteen (16) Dwellings attached horizontally (e.g., flats) shall be permitted per Building unless elevator service is provided, then up to forty (40) Dwellings attached horizontally shall be permitted per Building.		
1485 1486 1487 1488	3.2	Buildings shall be compatible with their surroundings with regards to height, mass, roof pitch, and scale. Buildings of varying sizes and styles are encouraged to provide for a variety of housing types and to create diversity in architecture and building scales.		
1489 1490	3.3	Buildings shall provide visual interest, through the use of details, trim, and a variety of materials.		
1491 1492 1493 1494	3.4	Entryways shall be visually distinct. Individual entries, porches, balconies and/or outdoor spaces are encouraged on the front and/or rear of the Buildings to add visual interest and provide a transition between the public, common areas of the Building and the private areas.		
1495 1496 1497	3.5	Walls shall not have unbroken planes greater than sixty (60) feet in length. Units within Buildings may be differentiated by plane and material changes, and separate entrances.		
1498 1499 1500	3.6	Mechanical equipment shall be screened with landscaping to minimize the visibility of the equipment while still allowing for the equipment to properly ventilate and function.		

# EXHIBIT I | VILLAGE NEIGHBORHOOD ARCHITECTURAL & DESIGN STANDARDS

1501 1502 1503 1504 1505 1506 1507 1508 1509	Section 4.	Exterior Building Materials. Exterior materials shall be durable and of high quality, such as Masonry, pre-cast concrete, concrete block, face brick, poured concrete, split face, scored split, scored smooth, or fluted masonry units, Quick Brick (brick look type Concrete Masonry Units), architectural metals (e.g., copper or Cor-Ten), and high-quality siding of wood or fiber-cement. Materials such as thin layer synthetic stucco or EIFS products should only be used a minimum of eight (8) feet above grade, unless otherwise approved by the Plan Commission as appropriate for the proposed architectural style. Vinyl and aluminum siding shall be prohibited.		
1510 1511 1512 1513	4.1	in the	hed Residential Masonry Requirements. All Attached Residential Buildings Village Neighborhood shall be required to have Masonry as an exterior siding rial on all facades in an amount equivalent to the first floor surface area usive of windows, doors, and other openings).	
1514 1515	4.2		ched Residential Masonry Requirements. The following shall apply to all hed single-family Dwellings:	
1516 1517 1518 1519		A.	Dwellings located on a Lot adjacent to the perimeter of the Real Estate shall be required to have Masonry as an exterior siding material on all facades in an amount equivalent to the first floor surface area (exclusive of windows, doors, and other openings).	
1520 1521 1522 1523 1524		В.	Dwellings shall be required to have Masonry as an exterior siding material on the front façade in an amount equivalent to the first floor surface area (exclusive of windows, doors and other openings) of the front façade. This requirement may be modified for a Dwelling with a Historical Architectural Style, as determined by the Department.	
1525 1526 1527		C.	All Dwellings shall have at least a Masonry water table a minimum of eighteen (18) inches tall above grade on all facades. No exposed foundation shall be permitted.	
1528 1529		D.	All exterior chimneys shall be constructed of Masonry. This does not apply to direct vent or interior fireplaces which protrude through the roof.	
1530	Section 5.	Roof	<u>lines.</u>	
1531	5.1	Roof	forms shall harmonize with the architectural style of the Building.	
1532 1533 1534 1535 1536	5.2	Permissible materials shall include architectural-grade, dimensional shingles; clay; slate; wood shingles; wood shakes; and metals. Green roofs are encouraged, as are recycled materials. Three-tab shingles shall not be permitted unless otherwise determined by the Director or Plan Commission to be appropriate with the proposed architectural style at the time of development plan approval.		
1537 1538	5.3	Rooflines shall not have unbroken lines greater than sixty (60) feet in length unless appropriate for that architectural style (i.e. Modern or Federal).		
1539 1540 1541 1542	5.4	Flat roofs shall be permitted; however, if pitched roofs are incorporated, then the minimum roof slope shall be 6 (vertical units): 12 (horizontal units) for primary roofs. Secondary roofs (e.g., porches, bays, garages, dormers) may have a lower pitch.		

## EXHIBIT I | VILLAGE NEIGHBORHOOD ARCHITECTURAL & DESIGN STANDARDS

1543	Section 6.	Windows.
1544 1545 1546	6.1	There shall be a minimum of two (2) windows per exposed facade, per level. Half stories are permitted to have one (1) window. A vent may be substituted for a window on a gable.
1547 1548	6.2	Windows shall be wood, vinyl-clad wood, vinyl, aluminum-clad wood, or painted metal.
1549	6.3	All windows shall be fully framed and trimmed.
1550 1551	6.4	Where practical, shutters shall match in size the windows they are intended to cover.
1552	6.5	Skylights and light wells in internal corridors are encouraged when practical.
1553	6.6	Windows should be staggered to preserve privacy.
1554 1555 1556 1557 1558	Section 7.	Streetscape Diversity. The following shall apply to any detached Dwelling in the Village Neighborhood: Neighborhoods shall promote streetscape diversity through varied elevations; the same Building elevation shall not be constructed for one (1) lot on each side of the subject lot on the same side of the street and for three (3) lots across the street from the subject lot.
1559 1560 1561 1562	Section 8.	Garage Placement & Doors. All front loading garage doors shall: (i) be insulated or solid; (ii) have raised panels or other decorative panels (e.g., window panels, carriage style panels, and decorative hardware); and (iii) be painted to match the Dwelling's trim or siding color.
1563 1564 1565 1566 1567 1568	Section 9.	Corner Breaks. Each Dwelling shall have a minimum of two (2) corner breaks on the front and rear façades (in addition to the outside corners of the Dwelling). The inside and outside corners of a covered porch or the inside and outside corners of any projection with a height of no less than six (6) feet shall count toward this requirement.

## EMPTY-NESTER / EXHIBIT J ACTIVE ADULT STANDARDS

1569	Section 1.	Development Restrictions.	
1570 1571	1.1	A minimum of seventy five (75) percent of home plans to be offered shall have the master bedroom on the main floor. (See also Section 7.5(B) of this Ordinance.)	
1572 1573	1.2	A minimum of seventy five (75) percent of home plans to be offered shall be limited to one (1) or one and one half (1 $\frac{1}{2}$ ) story elevations.	
1574 1575	1.3	Low maintenance exterior materials, in accordance with <u>Exhibit H</u> , shall be required on all homes.	
1576 1577	1.4	Irrigation systems shall be required to be installed, at a minimum, for the front yard of all homes.	
1578 1579	1.5	Creative configuration of units and the land plan to decrease maintenance, increase safety of residents and facilitate resident interaction including:	
1580 1581 1582 1583 1584 1585 1586 1587		<ul> <li>A. Sidewalk directly linked to front door of each home;</li> <li>B. Reduced front setbacks;</li> <li>C. Automatic dusk to dawn yard or coach lights on the garage;</li> <li>D. Community design which facilitates and enhances walk-ability;</li> <li>E. Proximity and interconnectedness to community services; and</li> <li>F. Proximity to common areas with amenities focused on the active adult lifestyle including community gardens, walking trails, nature observation areas, sheltered gathering areas, etc.</li> </ul>	
1588	Section 2.	Declaration(s) of Covenants Provisions.	
1589 1590 1591	2.1	The Owners' Association(s) shall offer an annual contract to all homeowners for low maintenance on their lots (e.g., lawn mowing, lawn maintenance and snow removal). (See also Section 7.5(C) of this Ordinance.)	
1592 1593	2.2	The Declaration(s) of Covenants shall include provisions that prohibit play sets, trampolines, sandboxes and mini-storage barns.	
1594	Section 3.	Community Center / Activities.	
1595 1596 1597 1598 1599	3.1	In the event a community center is provided in Bridgecreek, it shall be an active adult community center that emphasizes community clubs and activities such as, but not limited to: aerobics, wellness programs, cards, games, billiards, social gatherings as well as outdoor recreation activities such as bocce, tennis, lap pool and putting green.	
1600 1601	3.2	A Community Activities Committee for resident activities shall be established to coordinate community-wide events, trips, activities, etc.	

## EMPTY-NESTER / EXHIBIT J ACTIVE ADULT STANDARDS

1602 1603	Section 4.	<u>Universal Design.</u> Universal Design features shall be offered by the builder to homeowners as options in all active adult homes including:
1604 1605 1606	4.1	Minimum thirty-six (36) inch wide passage doorways for the main living areas, master bedroom and master bathroom (see also Section 7.5(D) and (E) of this Ordinance);
1607 1608	4.2	Bathroom walls blocked to provide for installation of grab bars (Note: This standard is now required pursuant to Section 7.5(F) of this Ordinance);
1609	4.3	Minimum nine (9) foot ceiling height in the primary living area;
1610 1611	4.4	Minimum forty-eight (48) inch tall bathroom vanities and elevated toilets in master bathroom;
1612 1613	4.5	No step threshold entry into home (see also Section 7.5(I) of this Ordinance) and master shower with shower chair (see also Section 7.5(G) of this Ordinance);
1614	4.6	Security system connected to EMS, fire and police;
1615	4.7	Flashing porch light or 911 switch; and
1616 1617	4.8	Handrails near stairs (Note: This standard is now required pursuant to Section 7.5(H) of this Ordinance).

## Trail Network:

Woodlands Preserve Williams Creek Corridor







Exhibit K-1:

Trail Network Imagery













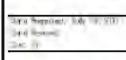












*One organization in addition of the addition





Not to Scale



# Open Space:





## Exhibit K-2: Open Space Imagery



Leigeno





Community Garden Plots
Williams Creek Corridor
Green Open Space



Butterfly Garden
Wildflower Meadow
Bird Sanctuary





Don Range Con VI

Number Scale

NOTE Information of a pion of the property of the pion of the pion









# The Crossing at Williams Creek









## Exhibit K-3: Williams Creek Crossing



Legend

Dans Proposed Aug 12, 2011 Dans III

Norte Scott

ACAL Terror or on the plan recognish period planes organish (mil.) dise organish (mil.)





Traditional Single-Family







Exhibit K-4:

Residential Character -













Down Providence Pale For 1970 1

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# Exhibit K-5:

Residential Character -Traditional Single-Family



Not by South

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# Empty Nester Dwellings















## Exhibit K-6: Residential Character -Empty Nester



Dear Proposed 101 2 5 11

Nat to Soule









Village Neighborhood















# Exhibit K-7: Residential Character -Attached Residential / Detached / Empty Nester



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# Signage & Monumentation







Signage & Monumentation

Exhibit K-8:

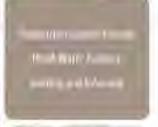
























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street signage

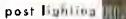










Exhibit K-9: Streetscape Exhibits



landscape lighting







John Spirmed and FP 2016 Own Terosial Ose 13

74 ni ny Scotte

= 10 FeV or Color planning stopole and by planning to the color of the color = knot plan







## EXHIBIT L-1 PERIMETER LOT EXHIBIT

### CLAYBRIDGE PERIMETER





SPRINGMILL STREAMS PERIMETER



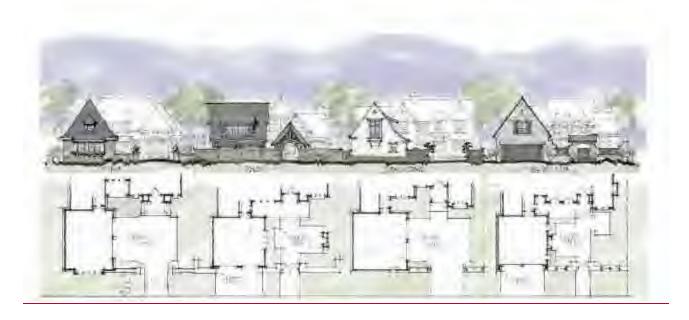


SPRING LAKE ESTATES PERIMETER

### 1638 1639 1640

## **Exhibit M - Exmoor Character Illustrations**

### **Dwellings**



1641 1642 1643

1644 1645

### **Carriage Garages**



## **Exhibit N - Exmoor Site Plan**



ORDINANCE NO. D-2535-20 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, AUTHORIZING AND APPROVING AN APPROPRIATION OF FUNDS FROM THE OPERATING BALANCE OF THE NON-REVERTING CENTER GREEN ICE RINK FUND (FUND #922) Synopsis: Appropriates funds received from the Carmel Center Green outdoor ice skating rink during the 2019-2020 season to pay ice rink operating expenses for the 2020-2021 season. WHEREAS, funds in the amount of Two Hundred Ninety One Thousand Three Hundred Dollars (\$291,300.00) are needed to pay operational expenses for the 2020-2021 season; and WHEREAS, the Non-Reverting Center Green Ice Rink Fund (Fund #922) has excess funds in the amount of at least Two Hundred Ninety One Thousand Three Hundred Dollars (\$291,300.00) in its operating balance to appropriate to Line Item 435-0900 Other Contracted Services. NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that the following sum of money is hereby appropriated from the Skating Rink Non-Reverting Fund 922 Operating Balance and for the purposes specified, subject to applicable laws, as follows: \$291,300.00 from the Non-Reverting Center Green Ice Rink Fund (#922) Operating Balance To Non-Reverting Center Green Ice Rink Fund (#922): Line Item 43 509.00 Other Contracted **Services - \$291,300.00** This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor. Ordinance D-2535-20 Page One of Two 

2020, by a vote of ayes and r	l of the City of Carmel, Indiana, this day of _ nays.
COMMON COUN	CIL FOR THE CITY OF CARMEL
Laura D. Campbell, President	Sue Finkam, Vice-President
H. Bruce Kimball	Kevin D. Rider
Anthony Green	Jeff Worrell
Гim Hannon	Miles Nelson
Adam Aasen ATTEST:	_
Sue Wolfgang, Clerk	-
Presented by me to the Mayor of	ne City of Carmel, Indiana this day of M.
	Sue Wolfgang, Clerk
Approved by me, Mayor of the Cit 2020, at	ry of Carmel, Indiana, this day ofM.
ATTEST:	James Brainard, Mayor
Sue Wolfgang, Clerk	_
Ordinance D-2535-20 Page Two of Two Pages	

1 ORDINANCE D-2537-20 2 3 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, AUTHORIZING AND APPROVING AN ADDITIONAL APPROPRIATION OF FUNDS 4 FROM THE GENERAL FUND #101 TO THE 2020 INFORMATION AND 5 6 COMMUNICATION SYSTEMS DEPARTMENT BUDGET 7 8 Synopsis: This ordinance authorizes and approves an additional appropriation of \$65,020.97 9 from the General Fund into the 2020 Information and Communication Systems Budget to be used for technology equipment and contracted services fees. 10 11 WHEREAS, the sum of Sixty Five Thousand Twenty Dollars and Ninety Seven Cents 12 (\$65,020.97) is needed to pay for the technology upgrade to support virtual meetings and associated 13 contracted services fees: and 14 15 16 WHEREAS, the General Fund (Fund #101) has excess funds in the amount of Sixty Five Thousand Twenty Dollars and Ninety Seven Cents (\$65,020.97) in the operating balance to appropriate 17 into the 2020 Information and Communication Systems Department budget in the following line items: 18 19 #44-632.01 – Hardware, #43-509.00 – Other Cont Services, #43-515.01 – Equipment Maint Contracts, 20 and #43-421.00 - Postage. 21 22 NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that the following additional sum of money is hereby appropriated out of the General Fund 23 Operating Balance and for the purposes specified, subject to applicable laws, as follows: 24 25 26 \$65,020.97 from the GENERAL FUND OPERATING, Fund #101 Balance 27 28 To 29 Information and Communication Systems (#1115) Line Item # 44-632.01 – Hardware \$40,281.79 30 31 Information and Communication Systems (#1115) Line Item # 43-509.00 – Other Cont Services \$18,524.17 32 33 Information and Communication Systems (#1115) Line Item # 43-515.01 – Equipment Maint 34 **Contracts \$5,047.21** Information and Communication Systems (#1115) Line Item # 43-421.00 - Postage \$1,167.80 35 36 37 38 39 40 41 42 43 Ordinance D-2537-20 44 Page One of Two 45

COMMON COU	NCIL FOR THE CITY OF CARMEL
Laura D. Campbell, President	Sue Finkam, Vice-President
H. Bruce Kimball	Kevin D. Rider
Anthony Green	Jeff Worrell
Γim Hannon	Miles Nelson
Adam Aasen ATTEST:	
Sue Wolfgang, Clerk	
Presented by me to the Mayor of 2020, at	the City of Carmel, Indiana this day ofM.
	Sue Wolfgang, Clerk
	City of Carmel, Indiana, this day ofM.
ATTEST:	James Brainard, Mayor
Sue Wolfgang, Clerk	<del></del>

This Ordinance was prepared by Jon A. Oberlander, Assistant Corporation Counsel, on 7/8/2020 at 11:50 a.m. No subsequent revision to this Ordinance has been reviewed by Mr. Oberlander for legal sufficiency or otherwise. S:\ORDINANCES\2020\(10\)D-2537-20 Additional Appropriation ICS Council Chamber Tech Upgrade redline.docx7/9/2020 3:28 PM

## CITY OF CARMEL **DOCS DEPARTMENT REPORT TO THE COUNCIL**

July 20, 2020

#### 146th and Monon PUD Rezone (Z-654-20)

- Plan Commission Docket No. 19120008 PUD
- Rezone 1.26 acres to PUD/Planned Unit Development in order to develop 15 townhomes
- Site is located along the south side of 146th St. between the Monon Greenway and Rolling Hill Dr.

#### **Planning and Zoning Analysis**

- Comprehensive Plan (Comp Plan): Land Classification Plan Map
  - Classifies this area as Suburban Residential
  - o The townhomes would fall under the classification of Attached Residential
  - Attached Residential is considered a conditional fit next to Suburban Residential.
  - o Conditional fits are appropriate when the more intense development is installed with sensitivity to the adjacent land
- Comp Plan: City Wide, West and North Central Carmel Policies and Objectives
  - O Be very sensitive to connectivity and transitions between adjacent areas. Discourage unplanned or harsh contrasts in height, building orientation, character, land use, and density. If there exists contrast, utilize multiple design principles to soften transitions.
  - o Continue to encourage a variety of housing options to meet the needs of the marketplace.
  - Subdivision connectivity and transitions between proposed developments and existing subdivisions should be scrutinized to a greater degree in West Carmel.
  - Encourage pedestrian scale and walkability in new developments, infill and/or redevelopment.
  - Promote compact urban form with densities that support multi-modal transportation.

#### • PUD:

- Maximum of 15 units
- o Maximum height of 2.5 stories when viewed from the street
- o There will be 14 parking spots for open guest parking and 16 parking spaces behind some garages
- Altogether the site plan shows 30 total guest parking spaces and a land banked area for 3 additional spaces if needed
- o Townhomes will face the Monon, 146th St, and Rolling Hill Dr. and will be rear loaded.
- o The onsite detention is planned through underground detention.
- There is a 15 ft. bufferyard along the Monon and the south perimeter, except for the area where the guest parking is located, which will only be 9.5 ft.
- Architectural Design:
  - o The architecture for the townhomes is custom architecture with high quality materials and design elements.
  - o 100% of the first floor of the dwelling will be brick and/or stone, except for bay windows.
  - o Townhomes will need to substantially meet the character images in the PUD.
  - o From the street, the townhomes will only be 2.5 stories to help transition from 146th St. to the single-family homes

#### **Negotiations with Petitioner during Plan Commission process**

- Additional Parking spaces were added and no parking to be allowed along their portion of Rolling Hill Dr.
- Land banked parking spots were added
- Fence and evergreen trees were added to south bufferyard & Bench and landscaping was added near entrance as buffer.
- 100% of 1st floor will be masonry
- Mailbox and community dumpster locations were added to concept plan

#### **Concerns discussed by the Plan Commission**

- Traffic was discussed with the Engineering Dept. and Hamilton County Highway Dept who didn't have major concerns
- Drainage was discussed by the Engineering Dept.
- Onsite parking was a concern and petitioner added more spots to meet UDO standards
- Number of units was discussed & petitioner noted that removing a few units wouldn't have measurable or discernable impact
- Residential townhomes adjacent to single-family residential and proximity to 146th St. was discussed.

DOCS Staff found that the proposed PUD meets the Comprehensive Plan and is a conditional fit next to the surrounding homes. The more intense development is installed with sensitivity to the adjacent land uses by locating the townhomes closer to 146th St. and the Monon to allow for a larger setback and buffer to the south; by utilizing rear load garages and high quality architecture to create a nice streetscape, and by limiting the height along the streets to 2.5 stories. Appropriate vehicular and pedestrian connectivity is provided. The architectural requirements and parking requirements were improved. We recommended that the Plan Commission forward this item to City Council with a Favorable Recommendation. They voted, 7-2 to send it with a Favorable Recommendation to City Council.

# 146th & Monon PUD Townhome Community Rezone Request

**Z**-654-20

REZONE REQUEST
CITY OF CARMEL, INDIANA

July 20, 2020 Carmel City Council

Applicant: Estridge Development Management, LLC

Attorneys: Nelson & Frankenberger, LLC

James E. Shinaver, Attorney

Jon C. Dobosiewicz, Professional Land Planner

### **TABLE OF CONTENTS**

1.	Summary of Plan and PUD Ordinance Modifications
	Plan Commission Certification of Favorable Recommendation

- 2. Site Location Map
- 3. Illustrative Site Plan
  Illustrative Site Plan over Aerial
  Engineered Site Plan over Aerial
- 4. Perspective Illustrations
- 5. Engineered Site Plan
- 6. Parking Plan Exhibit (Revised: 11-14 additional spaces)
- 7. AC, Mail and Trash Enclosure Exhibit Fence Design and Location Exhibit
- 8. Distance and Context Exhibits
- 9. 146th & Monon PUD Ordinance (Z-654-20)

#### **EXPLANATION**

The Petitioner, Estridge Development Management, LLC, ("Estridge") has filed an rezone application pertaining to three (3) parcels of real estate that consist of approximately 1.258 acres that are located south of and adjacent to 146th Street, west of and adjacent to Rolling Hill Drive and east of and adjacent to Rohrer Road and the Monon Trail (collectively, the "Real Estate"). The Real Estate is shown on the site location exhibit behind Tab 2.

Estridge is seeking to rezone the Real Estate from its current R-1 Residential zoning classification to the "146th & Monon Planned Unit Development Ordinance" ("146th & Monon PUD") in order to develop a well-designed, high-quality for-sale residential townhome community on the Real Estate that will consist of 15 townhomes with anticipated prices ranges of approximately \$400,000 to \$500,000.

Behind <u>Tab 3</u> is the revised conceptual site plan. A more detailed revised engineered site plan is also provided behind <u>Tab 5</u>. Items of note regarding the site plan include: (i) while 3 curb cuts currently exist onto 146th Street, access to the townhome community will be from an entryway drive on Rolling Hill Drive; (ii) front elevations of the townhomes face the Monon Trail, 146th Street and Rolling Hill Drive; (iii) each townhome will accommodate 2 cars in the garage, as well as an additional 30 guest parking spaces outside of garages; and (iv) significant landscaping in the form of foundation plantings, street trees and buffer planting are also provided and have been enhances as noted in the summary on the following page. Behind <u>Tab 4</u> are perspective renderings of the townhomes. Primary building materials will consist of brick, masonry, hardi-plank and significant window treatment. The 146th & Monon PUD (behind <u>Tab 9</u>), includes specific architectural design requirements to ensure that the townhome design is unique and attractive. Additionally, the standards of the Ordinance requires substantial compliance with design as shown in the illustrations include behind Tab 4.

In regard to the Comprehensive Plan, an analysis is provided on the last page of this <u>Tab 1</u> addressing the land use policies and objectives of the Comprehensive Plan. Additionally, the Department Report dated June 16, 2020 provides a Comprehensive Plan analysis.

The request had a public hearing at the April 21, 2020 Plan Commission meeting. It was further reviewed by the Residential Committee on May 5th and June 2nd. The review has resulted in several enhancements and modifications to the plan and ordinance which are detailed on the following pages.

The Request received a Favorable Recommendation from the Plan Commission on June 16, 2020 and we look forward to presenting the Request to you on July 20, 2020.

Respectfully submitted,

#### SUMMARY OF PLAN AND ORDINANCE MODIFICATIONS

On June 16, 2020, the Plan Commission voted to forward the Rezone request to the Common Council with a Favorable Recommendation for adoption of the Rezone Request. As a result of the Plan Commission review process, Estridge made the following project modifications and enhancements:

- 1. <u>Illustrative Site Plan and Engineered Site Plan</u>: Behind <u>Tab 3</u> is the revised Concept Plan. A more detailed engineered site plan is provided behind <u>Tab 5</u>. Items of note regarding the site plan modifications include:
  - a. The addition of fourteen (14) parking spaces. See item 4 below for a summary of parking changes.
  - b. Significant landscaping enhancements along the south property line. See item 5 below for an additional summary of landscaping modifications. The addition of landscaping along the south perimeter of the site and in the southeast corner along Rolling Hill Drive assist if further screening parking and providing an appropriate transition.
  - c. Mail delivery and trash pick-up have been addressed. <u>Tab 7</u> includes a detail plan illustrating the location for mail delivery and a trash enclosure has been added to the plan. The trash enclosure will be constructed of masonry material to match the dwellings. The common mail box has been position to permit a vehicle to stop and collect mail.
  - d. The front elevations of the townhomes face the Monon Trail, 146th Street and Rolling Hill Drive framing the view from the perimeter of the site. The development is designed with sensitivity to the adjacent properties with the dwellings pulled up to the street and oriented toward the Monon and 146th Street screening parking and garages to the rear of the dwellings which is achieved by the proposed number of dwellings and their placement. Overall the plan provides a transitional land use between heavily travelled corridor of 146th Street to less intense residential uses to the south and east of the Real Estate.
- 2. <u>Dwelling Design</u>: Behind <u>Tab 4</u> (last page) is an additional rear elevation of the townhome dwelling design. Primary building materials will consist of brick, masonry, hardi-plank and significant window treatment. This additional illustration has been added to the PUD Ordinance under <u>Exhibit C</u> and text was added to the PUD <u>Exhibit D</u> specifying the standard as requested by Staff. The PUD Ordinance has specific architectural design requirements to ensure that the townhome design is unique and attractive. Additionally, the standards of the PUD Ordinance requires substantial compliance with design as shown in <u>Exhibit C</u> of the PUD Ordinance where, as noted, the illustration has been added.
- 3. <u>Window Design</u>: As requested by DOCS Staff the wrapping of windows in non-masonry siding areas has been added to the PUD Ordinance under <u>Exhibit D</u>.
- 4. <u>Additional Parking</u>: As illustrated on the updated Parking Plan included under <u>Tab 6</u> fourteen (14) additional parking spaces have been added to the Plan.
  - a. Each dwellings shall have a minimum two-car attached garage. No garage parking shall later be converted into living space.
  - b. A minimum of thirty (30) parking spaces shall be provided (excluding private

- garages). Tandem parking spaces in front of garages and parking spaces along the interior drive aisle shall count toward this requirement. Additionally, text was added to the PUD Ordinance under Section 4.5(C) which specifies that parking behind a garage is limited to that individual owner and their guest.
- c. Three (3) additional parking spaces as illustrated with a dashed line on the Concept Plan shall be land banked and may later be installed if the need of additional parking arises. Text was added to the PUD under Section 4.5(C) that provides that the developer pay the cost of the added parking and a trigger for its installation.
- d. Subject to all required approvals from the City of Carmel, on-street parking along Rolling Hill Drive shall be prohibited. The PUD text was modified to require that the Developer make the request for this consideration at the time of Development Plan Review.
- 5. <u>Additional Landscaping</u>: Buffer yard standards and planting requirements along the south property line and area at the southeast corner of the site have been enhanced as follows:
  - a. The buffer plantings within the south bufferyard shall include: eight (8) evergreen trees, four (4) shade or ornamental trees, and thirteen (13) shrubs per one hundred (100) linear feet.
  - b. The south bufferyard shall include a six (6) foot tall wood fence of the style and location depicted on <u>Exhibit E</u>.
  - c. Eighteen (18) evergreen trees of the plantings required per Section (iv) above shall be planted on the abutting parcel to the south of the Real Estate subject to an agreement with the property owner.
  - d. <u>Southeast Common Area</u>: The common area at the southeast corner of the real estate shall include a minimum of eighteen (18) shrubs and /or ornamental grasses and a bench with pedestrian access to the sidewalk. These plantings shall be in addition to the required south bufferyard.
- 6. <u>Updated Ordinance</u>: <u>Tab 9</u> includes a clean updated version of the PUD Ordinance as recommended by the Plan Commission.

#### **Comprehensive Plan Analysis**

In regard to the Comprehensive Plan, the Real Estate is designated on the Comprehensive Plan's Land Use Plan map as "Suburban Residential" which is bordered on the east and south by "Suburban Residential", further to the east by "Regional Vitality Node" (Clay Terrace) and to the west by "Vision 2020 Plan Low Intensity" residential. Although the Comprehensive Plan designates the Real Estate as "Suburban Residential", it is noteworthy that: (i) the Real Estate is located east of and adjacent to Rohrer Road and the Monon Trail; (ii) the Real Estate is west of and in close proximity Clay Terrace which includes intense retail and office uses; and, (iii) the Real Estate is south of and adjacent to 146th Street, which is a major east/west corridor. The Real Estate is approximately 1.258 acres and presents an appropriate opportunity for a more unique transitional, in-fill residential development.

The proposed 146th & Monon for-sale townhome community, which will consist of approximately 15 for-sale townhomes with a unique architectural design, meets the land use suggestions found in the Comprehensive Plan for "Suburban Residential" development, including but not limited to, providing enhanced architectural standards, positioning the fronts of dwellings facing 146th Street, the Monon Trail and Rolling Hill Drive and by providing bicycle and pedestrian connectivity to the Monon Trail. Townhome projects fall under the description for "Attached Residential" classification under the Comprehensive Plan and are considered most appropriate near major thoroughfares and vitality centers and are considered a Conditional Fit next to Suburban Residential. Conditional Fits are deemed appropriate when the more intense development is designed with sensitivity to the adjacent land classifications.

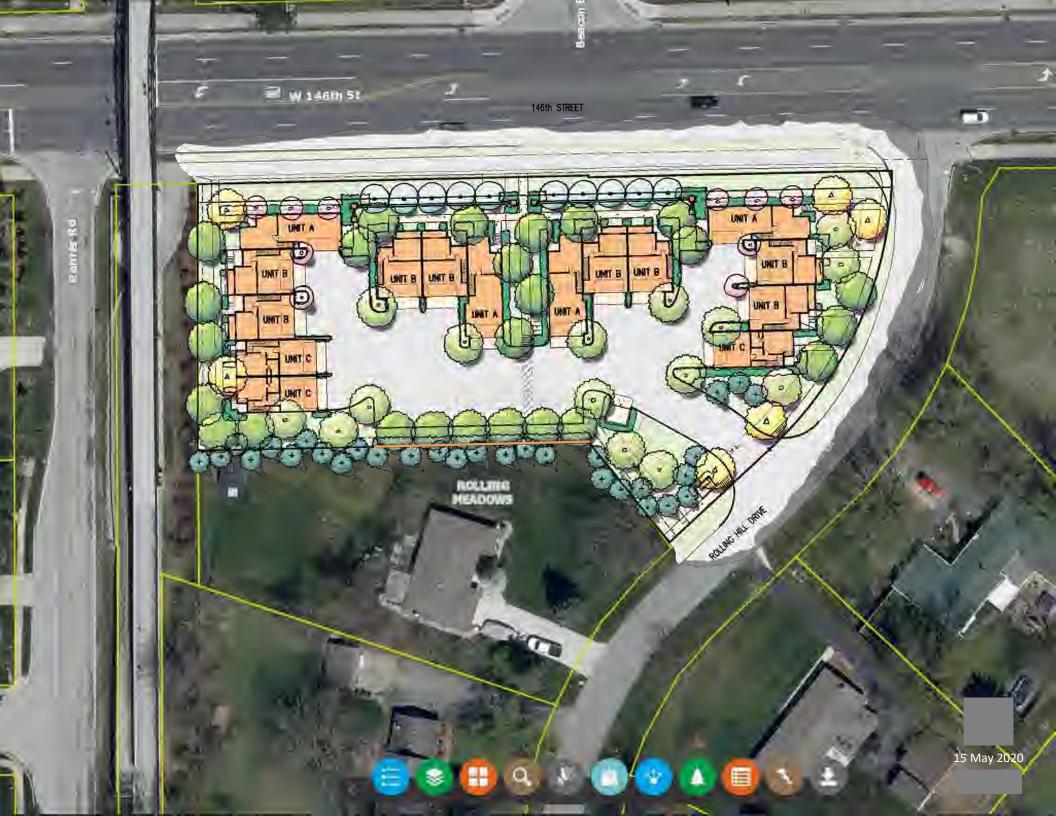
In addition to the Land Use Plan considerations, the proposed 146th & Monon townhome community meets certain "City Wide Policies and North Central Polices" of the Comprehensive Plan, including but not limited to: (i) providing a transition between the Monon Trail and 146th Street to the less intense residential uses to the south and east of the Real Estate; (ii) the proposal would provide additional housing opportunities close to where people work along the Meridian Corridor; (iii) providing enhanced architectural quality; (iv) encouraging infill and/or redevelopment of parcels; (v) providing a variety of housing options and styles within a close walking or riding distance to commercial and retail services in the community; and, (vi) providing both bicycle and pedestrian connectivity in the community.

The proposed development supports the policies and objectives of the Comprehensive Plan by (i) providing a transitional land use between heavily travelled corridor of 146th Street to less intense residential uses to the south and east of the Real Estate; and (ii) providing housing opportunities for professionals and empty nesters near employment and retail corridors where there is enhanced access to trails for bicyclists and pedestrians.



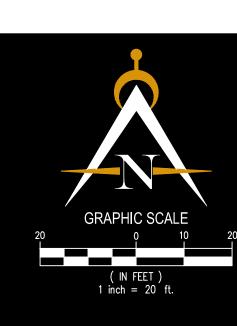
146th Street Site Zoom-in Aerial Photograph













View Southwest from 146th – East end of Block

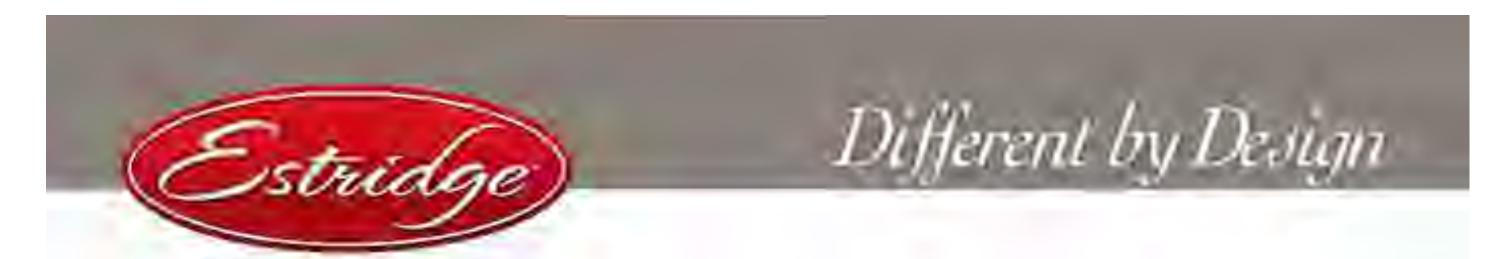
# 146th and Rolling Hill Drive





View Southeast from 146th – West end of Block

# 146th and Rolling Hill Drive



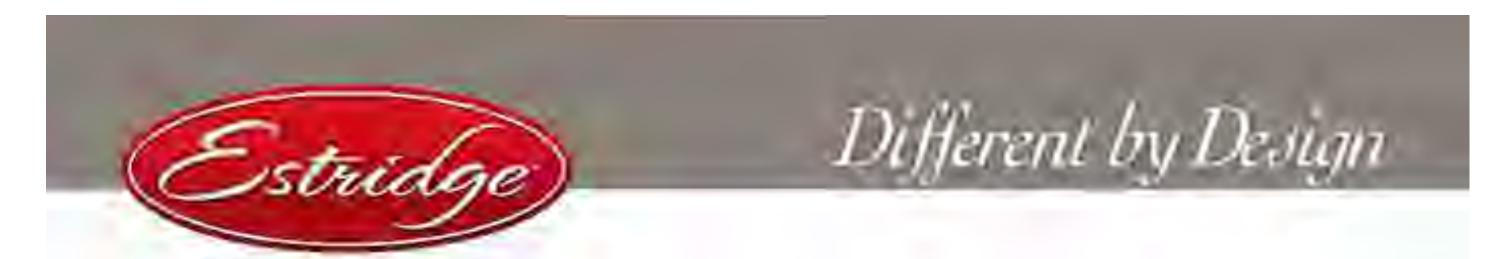


View East from 146th – West end of Block



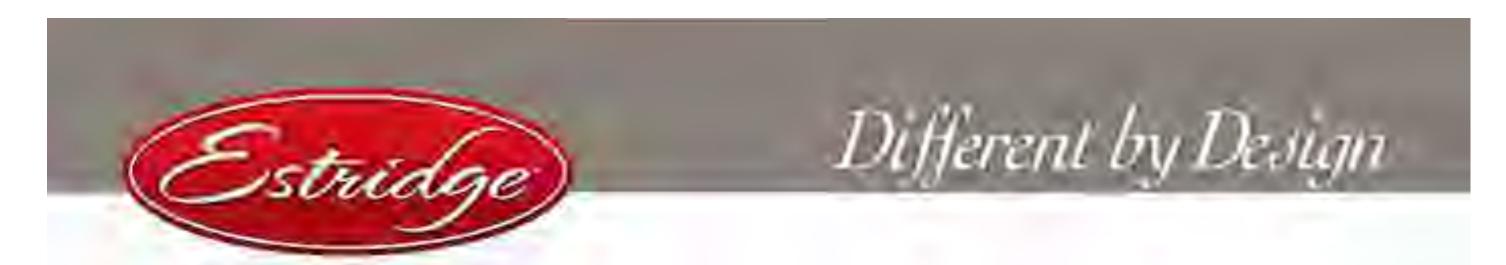


View Southeast from 146th





View Southeast from 146th



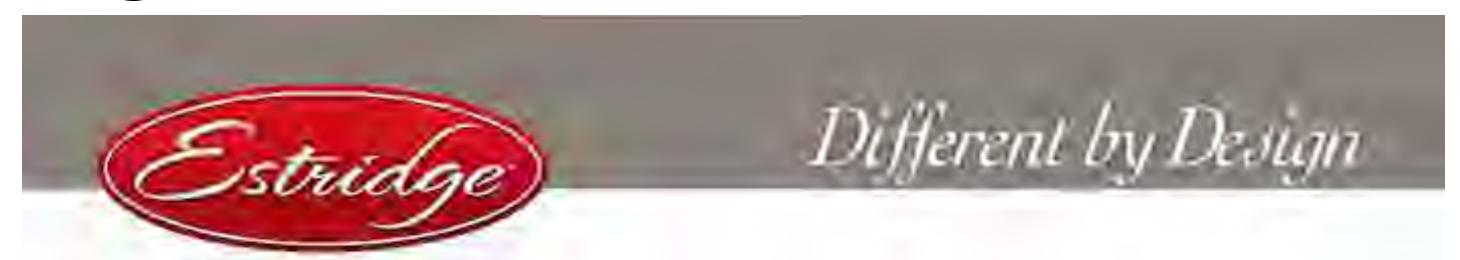


View on top of the bridge





View South from 146th – Mid Block



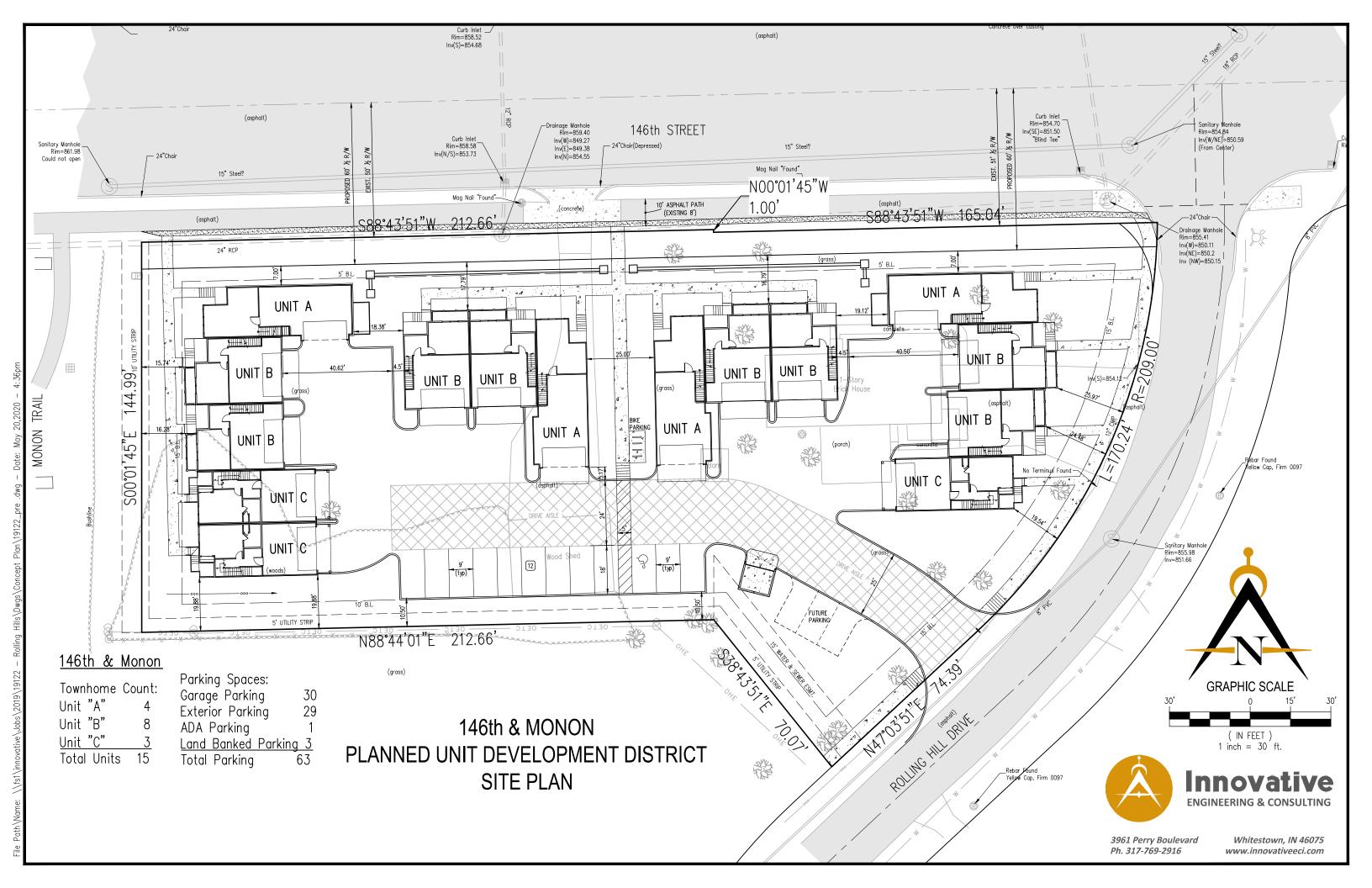


View North From Auto Court – Middle of Block

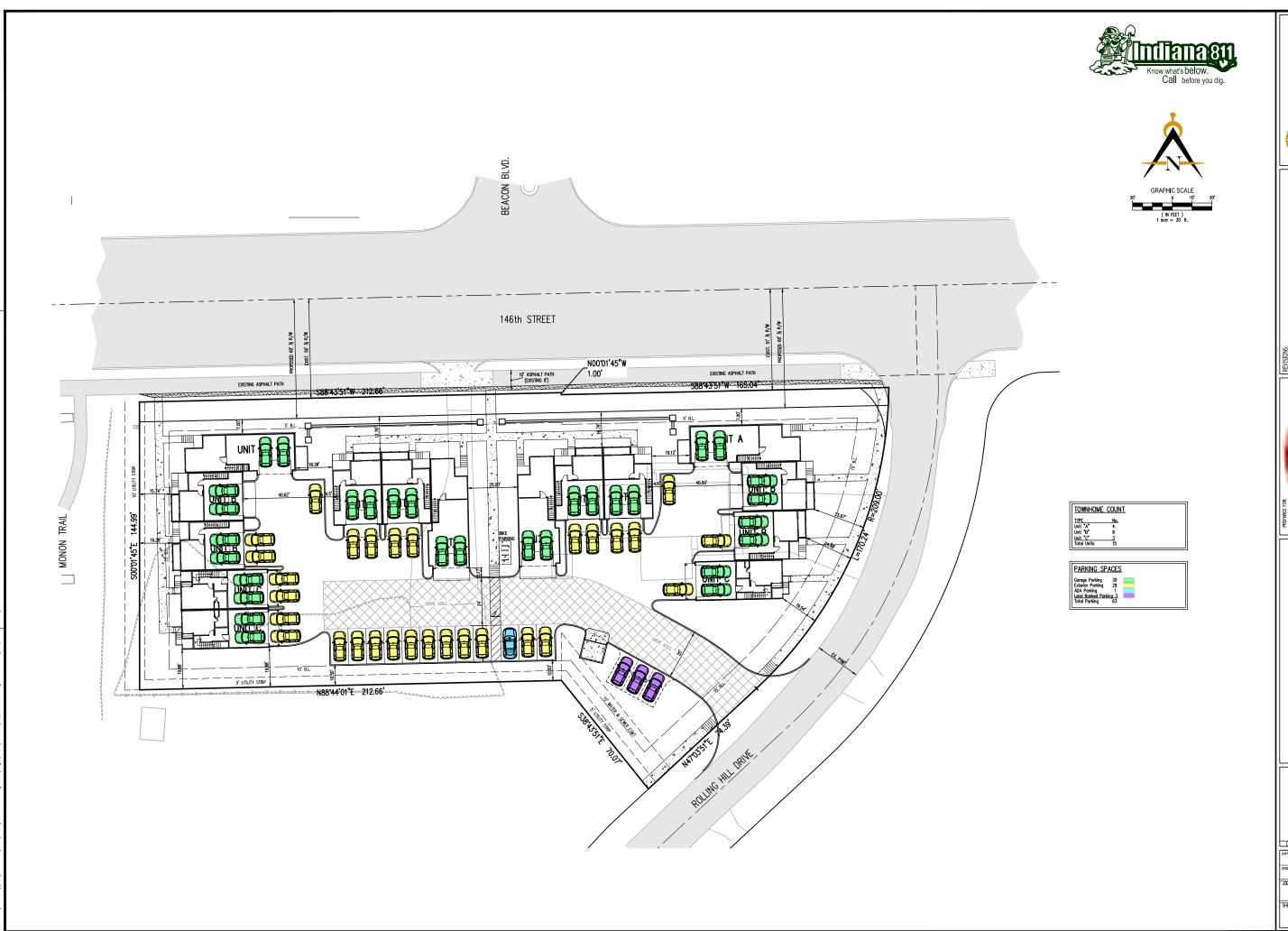




### **TAB 5**



## TAB 6



Innovative engineering & consulting



277

Rolling Hills Townhomes W. 146th St. & Monon Trail, Carmel, Indiana

**PRELIMINARY PENDING** AGENCY **APPROVAL** 

DRAWN BY:

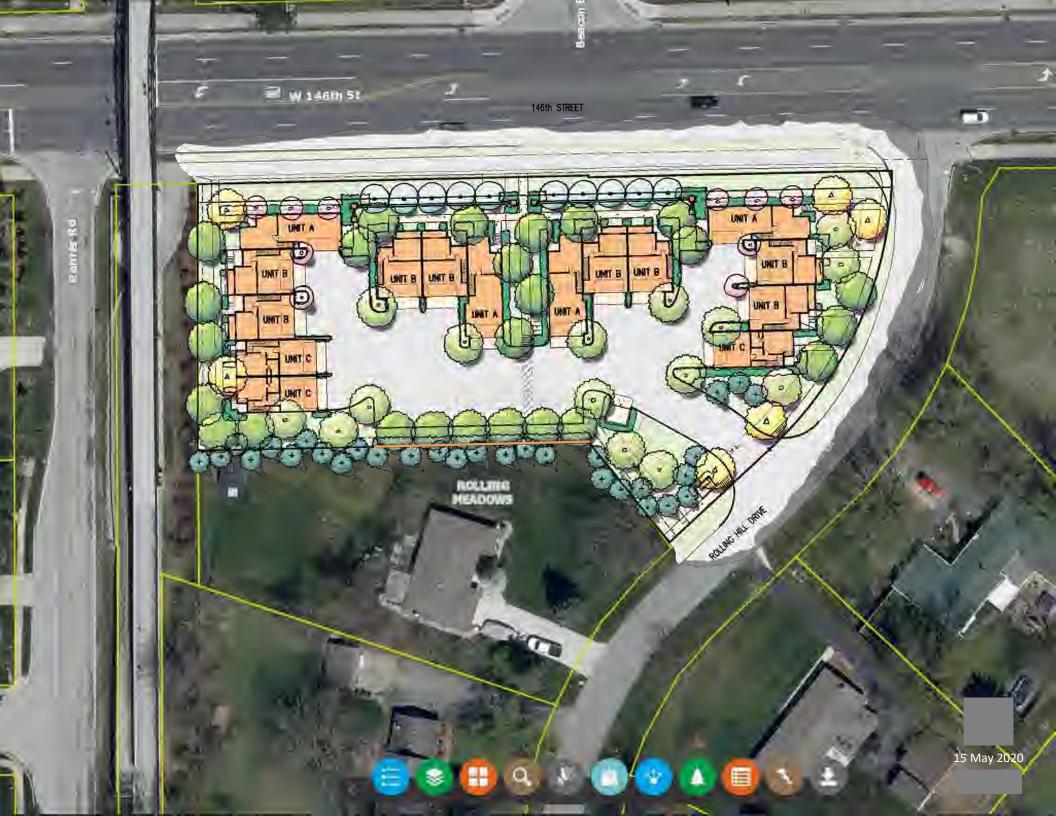
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CHECKED BY: 19122

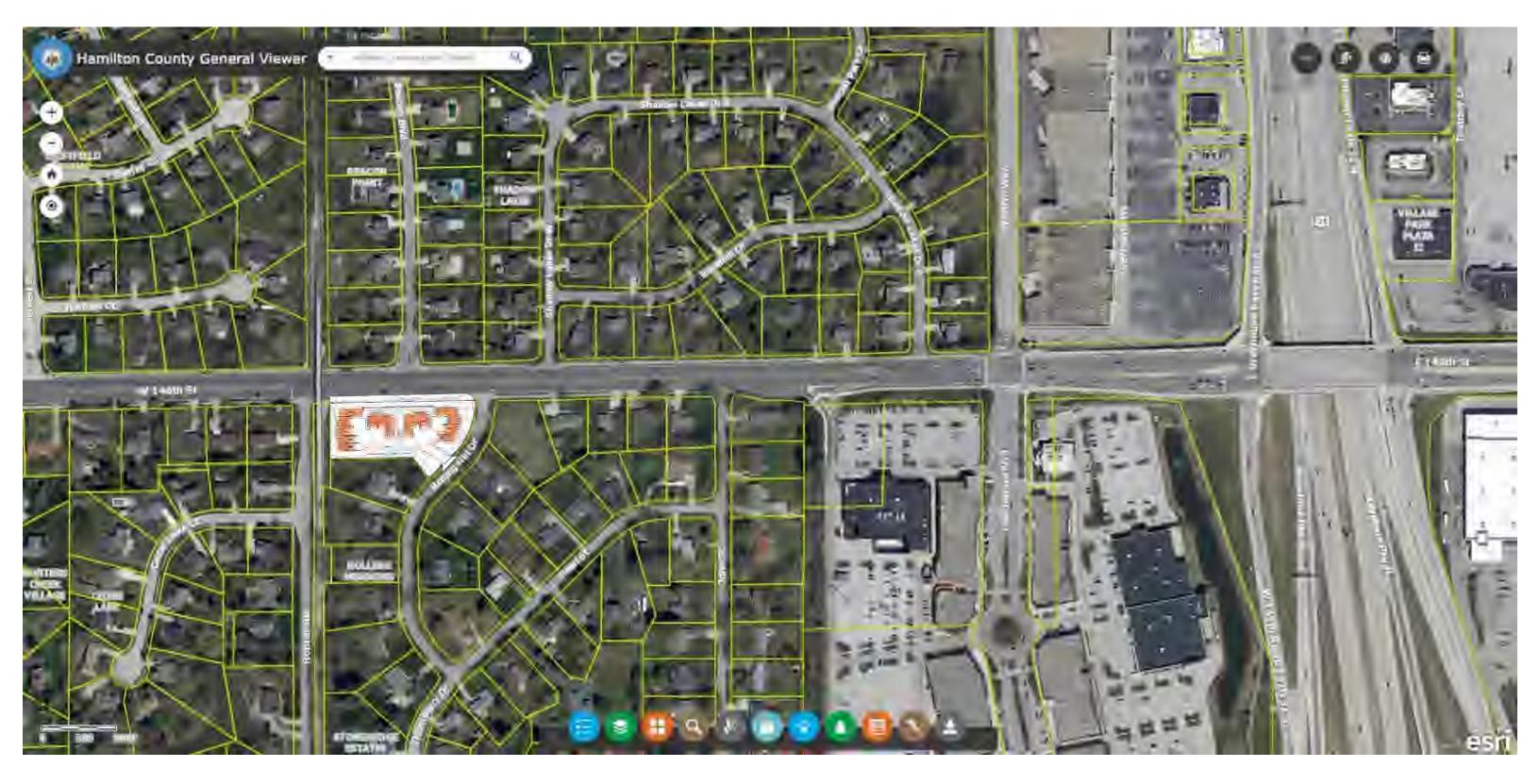
С3а

### **TAB 7**





### **TAB 8**

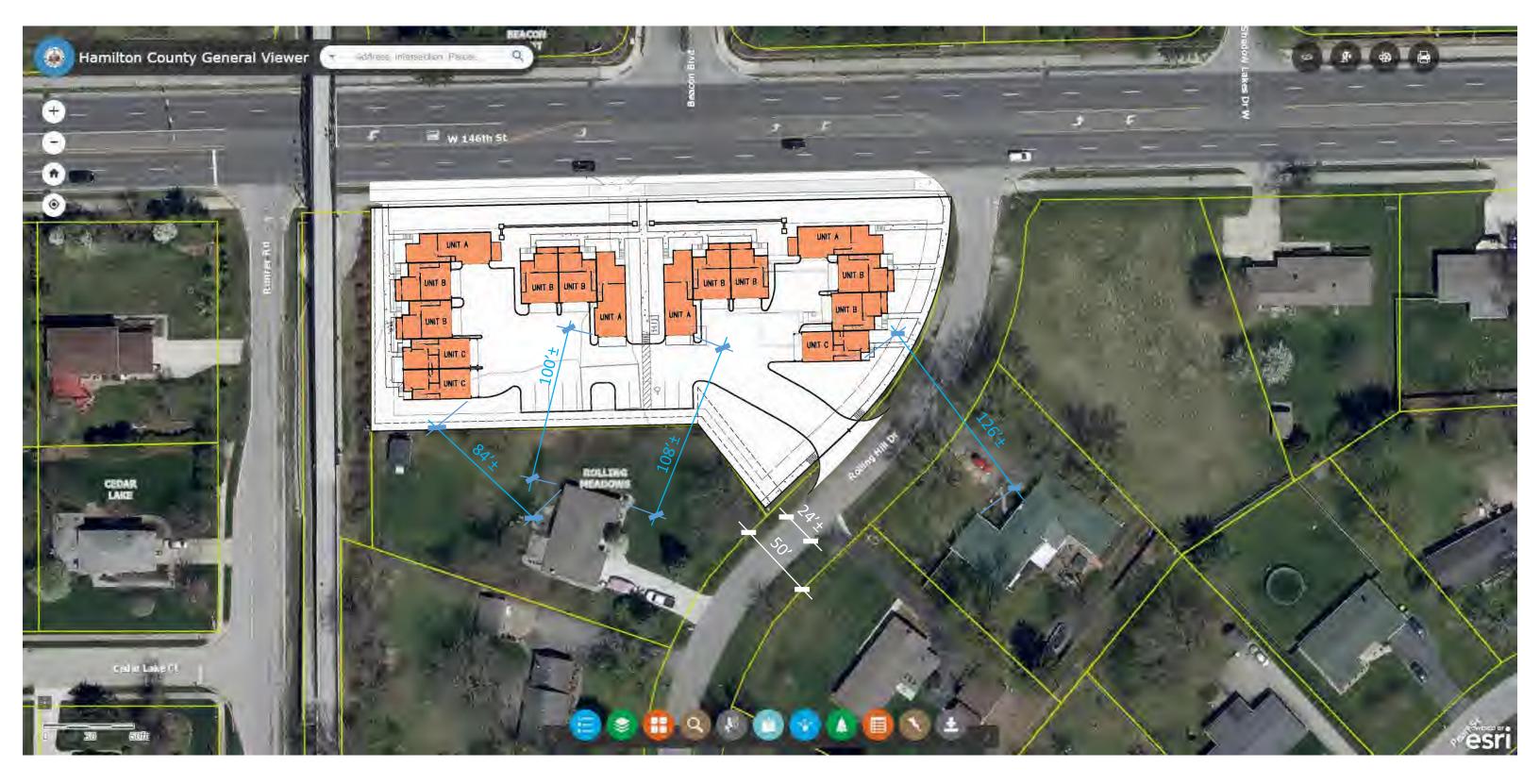


### **Rolling Hill Drive Townhomes**

**Site Context Map** 

30 April 2020

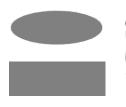




### **Rolling Hill Drive Townhomes**

**Site Context Map** 

30 April 2020





## **TAB 9**

**Sponsors: Councilor Rider** 

### **CARMEL, INDIANA**

## 146th & Monon PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE Z-654-20

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Note: All of the above Exhibits (A-E) are attached to this 146th & Monon Ordinance, are incorporated by reference into this 146th & Monon Ordinance and are part of this 146th & Monon Ordinance.

**Sponsors: Councilor Rider** 

#### **ORDINANCE Z-654-20**

## AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA ESTABLISHING THE 146th & MONON PLANNED UNIT DEVELOPMENT DISTRICT

#### Synopsis:

Ordinance Establishes the 146th & Monon Planned Unit Development District Ordinance (the "146th & Monon PUD"). The Ordinance would rezone the real estate from R1 Residential to a Planned Unit Development district allowing the future development of the subject Real Estate for attached single-family residential homes.

**WHEREAS**, Articles 4.02 and 9.05 of the Carmel Unified Development Ordinance, Ordinance Z-625-17, as amended (the "UDO"), provides for the establishment of a Planned Unit Development District in accordance with the requirements of I.C. § 36-7-4-1500 et seq. (the "PUD Statute"); and

**WHEREAS**, Estridge Development Management, LLC, an Indiana limited liability company ("Estridge"), submitted an application to the Carmel Plan Commission (the "Plan Commission") to adopt a PUD District Ordinance for certain real estate in the City of Carmel, Hamilton County, Indiana, as legally described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, Estridge's application is consistent with the provisions of the UDO and PUD Statute;

**WHEREAS**, after proper notice, and pursuant to the provisions of the PUD Statute and UDO, the Plan Commission conducted a public hearing on April 21, 2020 at 6:00 p.m. concerning Estridge's application for a PUD District Ordinance, which application was docketed as 19120008 PUD;

**WHEREAS**, the Plan Commission, at its hearing on June 16, 2020, at 6:00 p.m., has given a **Favorable** recommendation to this 146th & Monon PUD (the "146th & Monon Ordinance"), which establishes the 146th & Monon Planned Unit Development District (the "146th & Monon District").

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Carmel, Indiana (the "Council"), that: (i) pursuant to IC §36-7-4-1500 *et seq.*, the Council adopts this 146th & Monon Ordinance, as an amendment to the Zone Map; (ii) all prior ordinances or parts thereof inconsistent with any provision of this 146th & Monon Ordinance and its exhibits

are hereby made inapplicable to the use and development of the Real Estate; (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by this 146th & Monon Ordinance; and, (iv) this 146th & Monon Ordinance shall be in full force and effect from and after its passage and signing.

#### **Section 1. Applicability of Ordinance.**

Section 1.1 The Zone Map is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the 146th & Monon District.

Section 1.2 Development in the 146th & Monon District shall be governed entirely by: (i) the provisions of this 146th & Monon Ordinance and its exhibits; and, (ii) only those provisions of the UDO specifically referenced in this 146th & Monon Ordinance. Where this 146th & Monon Ordinance is silent, the applicable standards of the UDO shall apply.

#### **Section 2. Definitions and Rules of Construction.**

- <u>Section 2.1</u> <u>General Rules of Construction</u>. The following general rules of construction and definitions shall apply to the 146th & Monon Ordinance:
  - A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
  - B. Words used in the present tense include the past and future tenses, and the future the present.
  - C. The word "shall" indicates a mandatory requirement. The word "may" indicates a permissive requirement.
- <u>Section 2.2</u> <u>Definitions</u>. The definitions (i) of the capitalized terms set forth below in this Section 2.2, as they appear throughout this 146th & Monon Ordinance, shall have the meanings set forth below and (ii) of all other capitalized terms included in this 146th & Monon Ordinance and not defined below in this Section 2.2, shall be the same as set forth in the UDO.
  - <u>"ADLS":</u> The architecture, design, exterior lighting, landscaping and signage associated with a Building.
  - <u>"ADLS Approval":</u> Approval by the Plan Commission of architecture, design, lighting and landscaping and signage pursuant to the procedures for ADLS review of the UDO and the Development Requirements.

<u>Architectural Character Imagery</u>: These comprise the elevations and perspectives attached hereto as <u>Exhibit C</u> (Architectural Character Imagery) digital images of which are on file with the Carmel Department of Community Services. This imagery is intended to illustrate an application of the Development Requirements. The Architectural Character Imagery shall be the basis for the development of the

final building designs that may be built provided all applicable Development Requirements are met, including ADLS Approval.

<u>Bulk Requirements</u>: The Bulk Requirements of Section 4.2 of this 146th & Monon Ordinance shall be applicable to the overall Tract of real estate. Individual Lots, as a Lot applies to a smaller area of the Real Estate including an individual attached residential dwelling, shall be subject only to the minimum living area requirements of Section 4.2 of this 146th & Monon Ordinance.

<u>Concept Plan</u>: The general plan for the development of the Real Estate, including but not limited to building, parking and landscaping areas attached hereto as **Exhibit B** (Concept Plan).

<u>Developer</u>: Shall mean Estridge Development Management, LLC until such time as Estridge Development Management, LLC transfers or assigns, in writing, its rights as Developer such as to a Home Owner's Association.

<u>"Development Plan" or "DP"</u>: A specific plan for the development of the Real Estate, or any portion thereof, which is submitted for approval, showing proposed locations of facilities, Buildings, and Structures.

<u>"Development Plan Approval"</u> or <u>"DP Approval"</u>: A Development Plan Approved by the Plan Commission pursuant to the procedures for DP Approval of the UDO.

<u>Development Requirements</u>: Written development standards and requirements specified in this 146th & Monon Ordinance or as specified in the UDO, which must be satisfied in connection with the approval of a Development Plan and Building Permits.

Plan Commission: The Carmel Plan Commission.

Real Estate: The Real Estate legally described in **Exhibit A** (Legal Description).

<u>Tandem Parking Space</u>: A parking space adjacent to a garage and behind another parking space located within a garage.

Tract: The Real Estate less any right-of-way dedication.

<u>Unified Development Ordinance (or "UDO"):</u> The Unified Development Ordinance, Ordinance Z-625-17, of the City of Carmel, Hamilton County, Indiana, as amended.

Zone Map: The City's official Zone Map accompanying and made part of the UDO.

#### Section 3. Accessory Buildings and Uses.

<u>Section 3.1</u> <u>Accessory Structures</u>. Accessory Structures shall be prohibited.

<u>Section 3.2 Accessory Uses</u>. All Accessory Uses permitted under the R-1 Residential District of the Zoning Ordinance shall be permitted in the 146th & Monon District.

#### Section 4. Development Standards.

#### Section 4.1 Permitted Uses:

- A. Attached Dwellings (side by side, for sale fee-simple dwellings, on individually deeded lots). The maximum number of Dwellings shall not exceed fifteen (15).
- B. Single Family Dwelling (Existing).

#### Section 4.2 Bulk Requirements:

- A. <u>Minimum Tract Size Required for Development Plan:</u> Approximately 1.25 acres (the Real Estate).
- B. <u>Maximum Building Height (measured grade to top of parapet)</u>: Thirty-five (35) as measured from the 146th Street side of the buildings and thirty-eight (38) feet as measured from the rear of the building.
- C. <u>Minimum Front Yard Building Setback (146th Street):</u> Five (5) feet.
- D. <u>Minimum Front Yard Building Setback (Rolling Hill Drive)</u>: Fifteen (15) feet Minimum.
- E. <u>Minimum Side Yard Building Setback (west perimeter of Tract):</u> Fifteen (15) feet (approximately forty-five (45) feet from the centerline of the Monon).
- F. <u>Minimum Rear Yard Building Setback (south perimeter of Tract):</u> Eighteen (18) feet.
- G. <u>Maximum Tract Coverage</u>: Eighty (80) percent.
- H. <u>Minimum Living Area per Dwelling</u>: One-Thousand Five Hundred (1,500) square feet (excludes basement).
- <u>Section 4.3</u> <u>Building Architecture Requirements:</u> Building Architecture shall be regulated per the terms of <u>Exhibit D</u> of this 146th & Monon Ordinance.

<u>Section 4.4 Landscaping Requirements</u>: Landscaping shall comply with the Landscape Plan, General Provisions, Plant Material, and Installation and Maintenance Standards of the UDO, except as otherwise modified below.

#### A. Perimeter Bufferyard:

- i. No Bufferyard shall be required along the north and east perimeter of the Real Estate (146th Street and Rolling Hill Drive). Foundation planting and street trees shall be required along these street frontages.
- ii. The Bufferyard along the west perimeter of the Real Estate shall be fifteen (15) feet in width and planted with foundations planting along the western most building illustrated on the Concept Plan and shade or evergreen trees planted at a rate of five (5) per one hundred (100) feet.
- iii. The Bufferyard along the south perimeter of the Real Estate shall be a minimum of fifteen (15) feet in width except for along the south edge of the parking spaces illustrated on the Concept Plan where a minimum of nine and one-half (9.5) feet shall be required.
- iv. The buffer plantings within the south bufferyard shall include: eight (8) evergreen trees, four (4) shade or ornamental trees, and thirteen (13) shrubs per one hundred (100) linear feet.
- v. The south bufferyard shall include a six (6) foot tall wood fence of the style and location depicted on **Exhibit E**.
- vi. Eighteen (18) evergreen trees of the plantings required per Section (iv) above shall be planted on the abutting parcel to the south of the Real Estate subject to an agreement with the property owner.
- B. <u>Southeast Common Area</u>: The common area at the southeast corner of the real estate shall include a minimum of eighteen (18) shrubs and /or ornamental grasses and a bench with pedestrian access to the sidewalk. These plantings shall be in addition to the required south bufferyard.
- C. <u>Street Trees</u>: Street Trees shall only be required along 146th Street and Rolling Hill Drive subject to the standards of the UDO.
- D. <u>Foundation Plantings:</u> A minimum of a five (5) foot wide planting area shall be provided adjacent to no less than seventy-five (75) percent of the perimeter of each building exclusive of porches and stoops and garage door / adjacent vehicular circulation areas. A minimum of twenty (20) shrubs shall be planted in the foundation planting area per one hundred (100) feet of foundation planting area.
- E. <u>Existing Utility Conflicts</u>: When conflicts arise between required plantings and any utility lines or easements, the utility restrictions shall be followed, and required plantings will be installed at the nearest available location. Notwithstanding the above, landscaping shall be provided along the entire

south edge of the parking spaces illustrated along the south side of the Real Estate.

#### Section 4.5 Parking:

- A. Parking shall meet the dimensional requirements of the UDO.
- B. The minimum drive aisle width shall be twenty-four (24) feet.
- C. <u>Required Parking Spaces</u>:
  - i. Each dwelling shall have a minimum two-car attached garage. No garage parking shall later be converted into living space.
  - ii. A minimum of thirty (30) parking spaces shall be provided (excluding private garages). Tandem Parking Spaces and parking spaces along the interior drive aisle shall count toward this requirement. The Conditions, Covenants and Restrictions ("CCR's") for the Real Estate shall include restrictions which limit the use of a Tandem Parking Space to the owner of the subject dwelling unit and their guests.
  - iii. Three (3) additional parking spaces as illustrated with a dashed line on the Concept Plan shall be land banked for potential future installation ("Additional Parking Spaces"). The Conditions, Covenants and Restrictions ("CCR's") that shall govern the operation and maintenance of the Real Estate shall require the Developer to deposit the necessary funds into the Home Owner's Association's ("HOA") operating account for the potential future construction and installation of the Additional Parking Spaces by the HOA. The Additional Parking Spaces shall be installed per the following requirements: (i) the Department of Community Services of the City of Carmel ("DOCS") receives a request for the installation of the Additional Parking Spaces; and, (ii) in the sole and exclusive discretion of DOCS, DOCS determines that the Additional Parking Spaces are necessary.
- D. Subject to all required approvals from the City of Carmel on-street parking along Rolling Hill Drive shall be prohibited. The request for no on-street parking shall be made by the Developer at the time of Development Plan review by the Plan Commission.
- E. A minimum of five (5) Short Term Bicycle Parking spaces shall be required.
- F. Long Term Bicycle Parking shall be provided within each required attached garage with a minimum of one (1) rack per garage.

<u>Section 4.6</u> <u>Site Lighting</u>: All site lighting within the Real Estate shall comply with the following standards.

- A. All site lighting is subject to ADLS approval.
- B. All site lighting shall be coordinated throughout the Real Estate and be of uniform design and materials.
- C. Illumination levels shall not exceed 0.1 foot candles at all other property lines.
- D. Exterior lighting shall be architecturally integrated with the Building style, material and color.
- E. Exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low level fixtures.
- F. Pole mounted lighting fixtures shall be prohibited.

#### Section 4.7 Signage:

- A. All signage shall be subject to the requirements of the UDO.
- B. A Ground Sign including the name of the subdivision, if utilized, shall be permitted only along the 146th Street frontage of the site.

#### **Section 5.** Additional Requirements and Standards.

#### Section 5.1. Vehicular and Pedestrian Access.

- A. The configuration of vehicular access into the Real Estate shall be provided as illustrated on the Concept Plan. No vehicular access shall be permitted from 146th Street.
- B. Pedestrian connectivity shall be required internal to the site and between the Buildings and adjacent street rights-of-way.
- C. Internal (on site) sidewalks (i) serving three of fewer units shall be a minimum of four (4) feet in width and (ii) if serving more than three the width shall be a minimum of five (5) feet.
- D. A five (5) feet sidewalk shall be required along Rolling Hill Drive.
- E. A ten (10) foot path shall be required along the 146th Street right-of-way.

#### Section 5.2. Required right-of-way:

- A. 146th Street: Sixty (60) foot half right of way.
- B. Rolling Hill Drive: Existing.

<u>Section 5.3.</u> <u>Storm Water Retention</u>: Underground Stormwater management is anticipated and may be provided exclusively or in combination with other Stormwater management techniques as approved by the engineer of jurisdiction.

#### Section 5.4. Trash Enclosure and Mail Delivery:

- A. A trash enclosure shall be located as generally illustrated on the Concept Plan and shall be screened on all sides with a wall matching the masonry material on the dwellings.
- B. A central mailbox location shall be provided with adequate room for a vehicle to stop and access the mailbox.

#### **Section 6. Procedural Provisions.**

#### Section 6.1. Development Plans and ADLS.

- A. Development Plan ("DP") and/or architectural design, exterior lighting, landscaping and signage ("ADLS") approval by the Plan Commission, as prescribed in UDO, shall be required prior to the issuance of a Improvement Location Permit to determine if the DP and ADLS satisfy the Development Requirements specified within this 146th & Monon Ordinance.
- B. The Real Estate shall be developed in substantial compliance with the Concept Plan hereby incorporated and attached as **Exhibit "B"** subject to Development Plan Approval by the Plan Commission. Substantial compliance shall be regulated in the same manner as the "substantially or materially altered" provisions of the UDO as it applies to Development Plans.
- C. All Structures on the Real Estate shall be in substantial compliance with the Architectural Character Imagery hereby incorporated and attached as **Exhibit "C"** subject to ADLS Approval by the Plan Commission. Substantial compliance shall be regulated in the same manner as the "substantially or materially altered" provisions of the UDO as it applies to Architectural Design.
- D. If there is a Substantial Alteration in any approved DP or ADLS, review and approval of the amended plans shall be made by the Plan Commission, or a Committee thereof, pursuant to the Plan Commission's rules of procedure. Minor Alterations may be approved by the Director.
- <u>Section 6.2.</u> <u>Primary Plat.</u> A Development Plan approved by the Plan Commission shall be, upon approval, the Primary Plat of the Real Estate.
- <u>Section 6.3.</u> <u>Secondary Plat Approval</u>. The Director shall have sole and exclusive authority to approve, with or without conditions, or to disapprove any Secondary Plat;

provided, however, that the Director shall not unreasonably withhold or delay the Director's approval of a Secondary Plat that is in substantial conformance with the Development Plan/Primary Plat and is in conformance with the Development Requirements of this 146th & Monon Ordinance. If the Director disapproves any Secondary Plat, the Director shall set forth in writing the basis for the disapproval and schedule the request for hearing before the Commission.

Section 6.4 <u>Modification of Development Requirements (Zoning Waiver)</u>. The Plan Commission may, after a public hearing, grant an applicant a Zoning Waiver subject to the requirements of the UDO. A wavier of the provisions of this 146th & Monon Ordinance may be granted up to a maximum of thirty-five (35) percent of the specified standard.

<u>Section 6.5.</u> <u>Variance of Development Requirements.</u> The BZA may authorize Variances from the terms of the 146th & Monon Ordinance, subject to the procedures prescribed in the UDO.

<u>Section 7</u>. <u>Violations and Enforcement</u>. All violations and enforcement of this 146th & Monon Ordinance shall be subject to the requirements of the UDO.

<u>Section 8</u>. <u>Exhibits</u>. All of the Exhibits (A-E) on the following pages are attached to this 146th & Monon Ordinance, are incorporated by reference into this 146th & Monon Ordinance and are part of this 146th & Monon Ordinance.

*The remainder of this page is left blank intentionally.* 

#### Exhibit "A"

#### (Legal Description - Page 1 of 2)

#### Property 1:

Lot Numbered 3 in Rolling Meadows, an Addition in Hamilton County, Indiana, the plat of which is recorded in Plat Book 2, pages 42 and 43, in the Office of the Recorder of Hamilton County, Indiana.

#### EXCEPT DESCRIBED AS BELOW:

The North 1.524 meters (6.00 feet) of Lot 3 in Rolling Meadows Addition in Hamilton County, Indiana, the plat of which is recorded in plat in Plat Book 2, pages 42 and 43, in the Office of the Recorder of Hamilton County, Indiana, containing 76.7 square meters (825 square feet) more or less.

#### Property 2:

Lot Numbered 2 in Rolling Meadows, an Addition in Hamilton County, Indiana, the plat of which is recorded in Plat Book 2, pages 42 and 43, in the Office of the Recorder of Hamilton County, Indiana.

#### EXCEPTING THEREFROM:

A part of Lot 2 in Rolling Meadows. an Addition in Hamilton County, Indiana, the plat of which is recorded in Plat Book 2, pages 42 and 43 in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Commencing at the northwest corner of said lot; thence North 88 degrees 45 minutes 20 seconds East (assumed bearing) 33.528 meters (110.00 feet) along the north line of said lot to the east line of said lot; thence South 0 degrees 14 minutes 40 seconds East 1.524 meters (5.00 feet) along said east line; thence South 88 degrees 45 minutes 20 seconds West 33.528 meters (110.00 feet) to the west line of said lot; thence North 0 degrees 14 minutes 40 seconds West 1.524 meters (5,00 feet) along west tine to the point of beginning and containing 51.1 square meters (550 square feet) more or less.

#### Property 3:

Lot Numbered 1 in Rolling Meadows, an Addition in Hamilton County, Indiana, the plat of which is recorded in Plat Book 2, pages 42 and 43, in the Office of the Recorder of Hamilton County, Indiana.

#### EXCEPTING THEREFROM:

A part of Lot 1 in Rolling Meadows, an Addition in Hamilton County, Indiana, the plat of which is recorded in Plat Book 2, pages 42 and 43 in the Office of the Recorder of Hamilton County, Indiana, described as follows: Commencing at the northwest comer of said lot; thence North 88 degrees 45 minutes 20 seconds East (assumed bearing) 33.528 meters (110.00 feet) along the north line of said lot to the east line of said lot; thence South 0 degrees 14 minutes 40 seconds East 1.524 meters (5.00 feet) along said east line; thence South 88 degrees 45 minutes 20 seconds West 33.528 meters (110.00 feet) to the west line of said lot; thence North 0 degrees 14 minutes 40 seconds West 1.524 meters (5.00 feet) along west line to the point of beginning and containing 51.1 square meters (550 square feet) more or less.

### Exhibit "A"

(Legal Description – Page 2 of 2)



Exhibit "B"

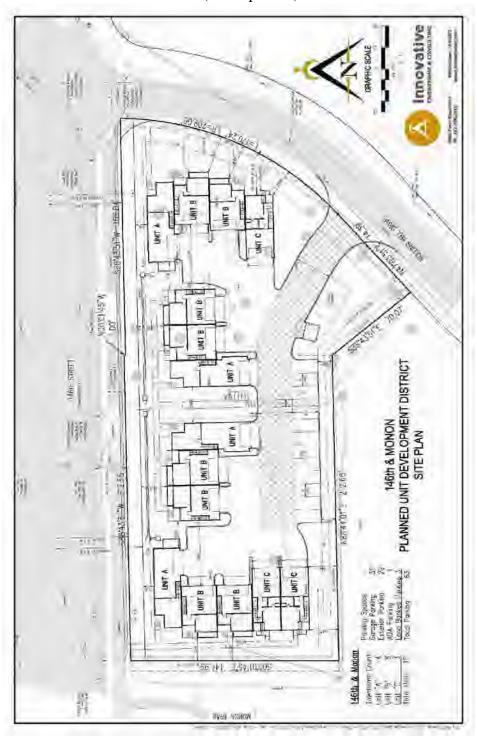
(Concept Plan)



Larger copies of the Concept Plan are on file with the Department of Community Services. Above is a reduced color version.

Exhibit "B"

(Concept Plan)



Larger copies of the Concept Plan are on file with the Department of Community Services. Above is a reduced color version.

#### Exhibit "C"

(Architectural Character Imagery)



View Southeast from 146th – West end of Block

Larger copies of the Architectural Character Imagery are on file with the Department of Community Services. Above is a reduced version.

#### Exhibit "C"

(Architectural Character Imagery)



View East from 146th - West end of Block

Larger copies of the Architectural Character Imagery are on file with the Department of Community Services. Above is a reduced version.

# Exhibit "C"

(Architectural Character Imagery)



View Southwest from 146th - West end of Block

Larger copies of the Architectural Character Imagery are on file with the Department of Community Services. Above is a reduced version.

# Exhibit "C"

(Architectural Character Imagery)



Rear Elevation looking northwest

Larger copies of the Architectural Character Imagery are on file with the Department of Community Services. Above is a reduced version.

#### Exhibit "D"

#### (Architectural Requirements)

A. <u>Architectural Design</u>: The applicable Architectural Character Imagery, indicating the architecture and appearance of Buildings are contained within <u>Exhibit C</u> (Architectural Character Imagery). All Structures on the Real Estate shall be developed in Substantial Compliance with the Architectural Character Imagery subject to ADLS Approval by the Plan Commission.

### B. <u>Building Width:</u>

- i. Individual residential units shall be a minimum of eighteen (18) feet wide.
- ii. A maximum of five (5) units may be joined together to form a single building.

### C. <u>Building Orientation</u>.

i. The front door of residential units shall face a street or the Monon Trial (Rohrer Road), as shown on the Concept Plan, and the front wall of the building must generally face the street. The front door shall have a stoop raised minimum twenty-four (24) inches above grade at building. A concrete or paver walkway from stoop to front sidewalk is required.

#### D. Design Intention.

- The design intention of the development is to create durable and high quality housing.
- ii. Individual units within a larger building shall be distinguishable from the adjacent units but also share similar materials, patterns, and colors so that the entire building is harmonious in appearance.
- iii. The architectural details such as cornice line brackets, cornice line overhang fins, masonry with limestone banding, and head and sill details will be provided as shown in the Character Imagery.

#### E. Materials.

- i. Acceptable exterior siding materials shall include brick, cast stone, smooth fiber cement panels, smooth fiber cement lap siding, and smooth fiber cement trim.
- ii. Brick and/or stone shall be the exterior siding material on 100% of the first floor of the dwelling facing a street or the Monon Trail excluding bay window detailing areas as illustrated on the Character Imagery. The minimum brick areas will be as depicted on the Character Imagery. Additionally, brick wrap will be provided on the rear elevation and side elevations at the garage level subject to the excluded bay window area noted in this section.
- iii. Chimney design: The lower half of all chimney elements will be masonry and the upper half will transition to match the cornice line materials and façade color pallet.

#### iv. Windows:

- Windows shall be vinyl in manufacturer's standard color.
- All windows in non-masonry siding areas will be wrapped in 1x4 trim.

• For middle units, the garage level will have a minimum of one (1) window, the main level will have a minimum of five (5) windows and the top level will have a minimum of five (5) windows. The required numbers of windows include glass atrium door panels where provided.

#### v. Roof Standards:

- 90% of all roof elements shall be a flat roof.
- Visible roofs shall be asphalt or fiberglass shingle roofing.
- Low slope roofs that are not visible can be TPO, EPDM rubber or membrane roofing.
- Porch roofs can be asphalt shingles, prefinished standing seam metal roofing or membrane roof systems.
- vi. Each dwelling shall have a covered entry a minimum of eight (8) square feet in area with a door that opens (swings) into the dwelling and porches on fronts of buildings shall be concrete with masonry or painted trim posts.
- vii. Balconies on rears and sides of buildings shall be metal, wood, or fiber cement.
- viii. All handrails at exterior steps shall be metal.
- ix. Exterior doors, including overhead doors, shall be fiberglass, vinyl, or painted metal in either smooth or paintbrush texture finish.
- x. Rainwater management shall be in prefinished metal scuppers and gutters with prefinished metal downspouts.

Exhibit "E"

(Fence Design and Location)





	te Common Council of the City of Carmel, Indiana, thisote of ayes and nays.	day of
	COMMON COUNCIL FOR THE CITY OF CARMEL	
Laura D. Campbell, Presider	nt Sue Finkam, Vice-President	
H. Bruce Kimball	Kevin D. Rider	
Anthony Green	Jeff Worrell	
Tim Hannon	Miles Nelson	
Adam Aasen		
ATTEST:		
Sue Wolfgang, Clerk		
Presented by me to 2020, at	the Mayor of the City of Carmel, Indiana this day of	
	Sue Wolfgang, Clerk	
Approved by me, M. 2020, atM.	Mayor of the City of Carmel, Indiana, this day of	
	James Brainard, Mayor	
ATTEST:		
Sue Wolfgang, Clerk		
This Instrument prepared by	: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER an Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 5 Congressional Blvd, Carmel, IN 46032.	

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# CITY OF CARMEL **DOCS DEPARTMENT REPORT TO THE COUNCIL**

July 10, 2020

#### <u>Jackson's Grant Village – S-2 to PUD Rezone (Z-653-20)</u>

- Plan Commission Docket No. 19120002 Z
- Rezone 20.77 acres from S-2/Residential to Residential Mixed-Use PUD
- Located at the northwest corner of 116th St. and Springmill Road.
- Parcel is immediately south of existing Silvara PUD (Z-553-11)/Jackson's Grant development

#### Overview

This request is to rezone a 21-acre site from S-2/Residence to PUD/Planned Unit Development. The proposed development will expand and transition from adjacent Jackson's Grant PUD with a residential mixed-use project, that includes single-family detached homes, townhomes (attached homes and a 20,000 sq. ft. neighborhood serving commercial node. A maximum of 89 dwellings are proposed.

### **Project Site History**

The original Silvara PUD was approved in 2011, included these 21 acres in their initial proposal, and was planned as the Village Center of the PUD with a stated goal to provide a "gathering place that fosters community spirit where neighbors connect with one another." The Village Center was a key amenity for the project which over the course of the Plan Commission process was removed from the PUD proposal. The Silvara project (now Jackson's Grant) was approved in 2011 as a mixed residential project, with 605 residences, 84.5 acres (30%) of open space and overall density of 2.15 u/a.

#### **Site Context**

#### SURROUNDING ZONING LAND USE

S-1 to the west Estate Residential
 S-2 to the south Latter-Day Saints Ter

S-2 to the south
 PUD to the north
 Latter-Day Saints Temple
 Jacksons Grant residences

• PUD to the east IU Health campus

• PUD to the southeast Bridges Retail/mixed-use

### **NEARBY RESIDENTIAL SUBDIVISIONS:**

- Heritage at Spring Mill (42 lots on 27.4 acres = 1.53 u/a)
- Williams Mill (47 lots on 20 acres = 2.35 u/a)
- Stableside and Hamlet neighborhoods at Jacksons Grant (3.25 u/a)
- Spring Lake Estates (44 lots on 23.2 acres = 1.9 u/a)
- Chateaux de Moulin (6 lots on 9.4 acres = 0.64 u/a)
- Williams Creek Manor (9 lots on 8.8 acres = 1.02 u/a)



The land immediately east across Springmill Road is owned by IU Health. It is zoned PUD and is split into two areas north/south as Area 2-A along Springmill Road and 116th Street, and Area 2-B along Illinois Street adjacent to the hospital. Area 2-A is intended to "provide a transition between potential residential uses on the west side of Spring Mill Road and those high intensity uses recommended along the US 31 Corridor." Permitted uses in Area 2-A include: single family, two-family dwellings, multi-family townhouse dwellings, home occupations, and assisted living facilities. Area 2-B is "intended to have higher intensity dwelling, office and other uses typically associated with and in closer proximity to a major hospital facility." (Per the Clarian North Hospital Campus PUD Z-409-03 – see inset image below for visual.)



#### Review criteria

The Unified Development Ordinance Section 9.05.A.3. provides the Council guiding criteria when considering this PUD rezone proposal. The Common Council shall pay reasonable regard to:

- The extent to which the PUD Ordinance provides 1) a mixed-use development or 2) addresses unusual site conditions or surroundings;
- The Comprehensive Plan and any other adopted planning studies or reports;
- The extent to which the proposal fulfills the general purposes of the Subdivision Control and Zoning Ordinances
- Current conditions and the character of current structures and uses in each district and its surroundings;
- The most desirable use for which the land in each district is adapted;
- The conservation of property values throughout the City and the Township; and
- Responsible development and growth.

#### **Comprehensive Plan Analysis**

The Carmel Clay Comprehensive Plan (C3 Plan) was enacted to help manage growth and development by identifying the intended intensity of commercial development and potential density of residential development throughout the City. There are many general policies and objectives in the C3 that apply and offer guidance when considering this project:

- 1. *Manage Community Form* achieve a superior quality built and natural environment where people reside, work, and recreate.
- 2. Perpetuate Economic Vitality 3.2 Encourage Mixed Use Developments
- 3. *Be a City of Neighborhoods* to help build and/or reinforce the fabric of a city. Determined by major physical boundaries, mix of housing styles, within walking distance to neighborhood service center.
- 4. *Be a City of Neighborhoods* 4.5 ...consider and encourage third places and neighbor support centers as building blocks for neighborhoods...
- 5. Be an Adaptable City. Being an adaptable city is critical to the evolution of a community
- 6. Inspire Community Character: Community Character is the quality and features of a neighborhood that distinguish it from other areas....
- 7. *Inspire Environmental Awareness* protect natural areas, use native plant material, reduce energy consumption, utilize 'green' building materials to lessen the impact on the environment.

### Land Classification Plan:

The Estate Residential category calls for 1 unit per acre or less. Best Fit uses would be Parks and Recreation, Estate Residential, or Low Intensity Suburban Residential (1-1.3 u/a). Conditional Fits list Suburban Residential (1.4-4 u/a) and Institutional Node. A Conditional Fit is appropriate when the more intense development is installed with sensitivity and appropriate buffers to the adjacent uses. The use of height limitations, similar uses, and gradual increase in lot sizes all contribute to appropriate transitions of intensity to less dense areas within a development.

#### Proper Transitions & Neighborhood Commercial Node:

The proposed layout provides for appropriate transition to adjacent residential property to north and west, as well as to the higher intensity uses to the east and institutional use to the south. The neighborhoods on the west and north ends of the existing Jackson's Grant subdivision are large lot detached single family. As the subdivision moves to the east side of

William's Creek, the lot sizes get smaller and the density increases slightly. In keeping with the context of the Hamlet, the Petitioner proposes new townhomes to be located next to existing (proposed) townhomes, continuing the same look and feel further south down Springmill Road. On the west and north edges of this new Village area, the Petitioner proposes traditional detached single-family homes, in line with the Stableside neighborhood character immediately north in Jackson's Grant. The center part around the Cunningham property (not included in this rezone) and at the SE corner of the site, closest to the Latter-Day Saints Temple and the Bridges commercial development, is proposed to have additional townhomes and a commercial node.

#### Density:

The Jackson's Grant Village PUD calls for a maximum of 89 dwellings, with a reduction of one unit per 1,300 sq. ft. of commercial building developed. The Concept Plan shows 71 units with about 20,000 sq. ft. of commercial space, 19 single family detached lots on the west and north part of the lot, and 52 townhome lots at the northeast and middle part of the site surrounding the Cunningham property. If constructed as shown in this Concept Plan, the density is 3.42 units/acre (71/20.77). If the number of units were to increase to the maximum due to no commercial development, the density would be 4.29 units/acre (89/20.77).

#### **Concept Plan Analysis**

As part of the rezone application, the Petitioner has submitted a Concept Plan, to bring certainty to the proposal by showing three specific areas for development which must be adhered to.

- Area A (west and northwest portions) calls for detached single family residential,
- Area B (northeast and south-middle portion) calls for Attached single family residential (townhomes), and
- Area C (southeast portion) calls for a neighborhood serving commercial node and/or attached residential.

The Petitioner has committed to these areas of development, as they foster appropriate transitions to adjacent existing residential, as well as to focus more intense uses closer the intersection of Springmill Road and 116th Street.

#### **Rezoning Process**

The Plan Commission received over 120 letters and emails from neighbors and residents many in favor, the majority being against the project. DOCS Staff has categorized the concerns into these main issues:

- High density housing
- Increased traffic/vehicular congestion/noise
- Safety concerns due to increased traffic
- Reduced property values
- Approval of commercial node in JG Village will allow for the expansion of commercial west of Springmill Road.

This rezone process was held via remote meetings without **live** public engagement. The Plan Commission allowed for the unpreceded option of allowing public written comments for 72 hours after the meeting so the public could respond to the petitioner's presentation and Commission's discussion.

- Plan Commission members had mixed views about the project. All agreed the project was well designed especially how the residential transitioned and buffering considered adjacent properties.
- Plan Commission members were favorable toward the mix of residential. It was the commercial node that sparked the most controversy. Those members in support of the commercial node saw it as attractive feature and walkable amenity that added value for the residents of Jacksons Grant and nearby community. Other members felt the commercial was unnecessary and should be removed completely.
- "No Commercial West of Spring Mill" comment came up and Mike Hollibaugh, Director of DOCS, explained that this was part of a 1991 Comp Plan. But it is not in today's Comp Plan, with several policies that support and encourage to this kind of pedestrian oriented, local serving commercial node.
- There was general concern for too much flexibility that PUDs offer, and that it was not ok to say this commercial will benefit the community as we don't know what type of commercial will go into this development.
- Regarding Mrs. Cunningham's property, the Petitioner has reached out; however, she is not interested in selling or participating in this zoning request. The Petitioner did take that land into account for drainage design, should the property ever be acquired in the future.

#### Recommendation

DOCS Staff gave a Favorable Recommendation to the Plan Commission. The Plan Commission voted, 5-4 to send it with a <u>Negative Recommendation</u> to City Council.

# Jackson's Grant Village PUD Z-653-20



JACKSONS GRANT VILLAGE, LLC
REPUBLIC DEVELOPMENT LLC





PRESENTED BY STEVEN D. HARDIN, ESQ.



City Council | July 20, 2020

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#### **Developer:**

Jacksons Grant Village, LLC Republic Development LLC Richard Arnos, President Larry Moon, Chief Operating Officer Doug Wagner, Senior Vice President

**13578 East 131st Street, Suite 200** Fishers, IN 46037

#### **Attorney:**

Steven D. Hardin, Esq.

Mark R. Leach, Land Use Planner

Faegre Drinker Biddle & Reath LLP 600 East 96th Street, Suite 600 Indianapolis, IN 46240 Telephone: 317.569.9600

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#### **EXECUTIVE SUMMARY**

JACKSON'S GRANT VILLAGE PUD



Jackson's Grant Village, LLC / Republic Development LLC ("Republic") is pleased to present its newest Carmel neighborhood to be known as Jackson's Grant Village (the "Village"). Republic is the developer of the 280-acre Jackson's Grant master-planned community located north of 116th Street and west of Springmill Road. The Village is planned for the 21 +/- acres located at the northwest corner of 116th Street and Springmill Road, and it is adjacent to the southeast portion of the existing Jackson's Grant neighborhood (please see the aerial location map at Tab 2).

Jackson's Grant has been developed with a variety of home types and prices, with, generally, the larger lots and homes planned for the north and west part of the neighborhood and transitioning to smaller lots and townhomes in the southeast as the neighborhood approaches the intensity of the intersection of 116th Street and Springmill Road (please see the neighborhood planning map at Tab 3). Homes in Jackson's Grant range mostly from the \$600,000s in Stableside to over \$1,500,000 in Westvale. The Village is adjacent to the Stableside neighborhood (single family 55'/65' foot lots) and the Hamlet neighborhood (townhomes).

Republic envisions the Village neighborhood to continue the quality and character of Jackson's Grant by providing single-family homes adjacent to Stableside's single-family homes and townhomes adjacent to the Hamlet's townhomes. The PUD also incorporates the same lot and development standards as Stableside for the Village's single-family homes and the same lot and development standards as the Hamlets for the Village's townhomes. As the site transitions to the intersection of 116th Street and Springmill Road (closest to the roundabout), Republic proposes a small neighborhood commercial node for up to 20,000 square feet of neighborhood service and professional office use (please see the proposed conceptual plan at Tab 4). Republic envisions this node as an amenity for the nearby residential areas and anticipates uses such as a coffee shop, art gallery, delicatessen, childcare, fitness studio, professional office, co-working space or similar uses. Uses not compatible with neighborhood integration or that generate high auto traffic levels will be prohibited. Approximately one acre of existing wooded areas in the southeast and northwest sections of the property will be preserved, and landscape buffers will be installed and/or maintained between the property and adjacent properties to the west and interior to the development.

The architecture and quality of the buildings in the Village will be similar to the adjacent neighborhoods in Jackson's Grant (please see the character images at Tab 5). The Jackson's Grant Architectural Pattern Book standards will be utilized, and discussions are underway with the existing builder's in Jackson's Grant to build in the Village. The Village's single-family homes are expected to be similar in price to Stableside homes, with an average around \$700,000. The townhomes will be for sale to individual homebuyers and are expected to average above \$550,000.

Republic has held five meetings and charettes with the Jackson's Grant homeowners regarding the Village plan and has made several changes in response to the homeowners' requests. As a result of these meetings, several key issues have been identified:

JACKSON'S GRANT VILLAGE PUD



#### **Continuation of Jackson's Grant Quality Standards**

• Republic shares a vested interest in Jackson's Grant with the Jackson's Grant homeowners. Many homeowners identified that Republic has developed and continues to develop an outstanding neighborhood in Jackson's Grant and that it is preferred to have that same developer develop the adjacent 21 acres because of its track record and vested interest in the existing Jackson's Grant (compared to what might be proposed by a developer with no interest in Jackson's Grant).

#### **Inclusion in HOA**

• Republic agreed to not include the Village's homeowners in the Jackson's Grant HOA unless the Jackson's Grant homeowners want to include them. One of the main questions the homeowners have asked is whether the Village homeowners will be members of the Jackson's Grant HOA. There are pros and cons of including them, and the homeowners' views have been split on this issue. While Republic has the right under the governing documents to add additional land to the HOA, Republic has told the Jackson's Grant homeowners that it agrees to not include the Village homeowners in the Jackson's Grant HOA unless the Jackson's Grant homeowners decide that they want them to be included.

#### **Neighborhood Commercial Node**

• Republic shares a vision with many homeowners that the neighborhood-serving commercial node is an amenity for the nearby residents. This topic also generated a split vote among the homeowners, and at one of the meetings, one of the homeowners asked for a vote to be taken amongst the 36 +/- homeowners in attendance. By show of hands, the vote was approximately 2-1 in support of the neighborhood node.

#### **Updates following the Commercial Committee Meetings**

At the May 7 and June 4 Committee meetings, Republic presented its plans and received feedback from the Committee and the Staff. The Committee and the Staff requested Republic to consider a number of revisions to the PUD Ordinance, including the following: change to 7 AM for noise restrictions; naturalize pond vegetation; permitted uses; traffic study; accommodate Cunningham property's drainage; construction traffic limits/times/noise restrictions; townhome architectural standards; number of units; and townhome masonry. Republic agreed to the Committee's and Staff's requested changes and incorporated those changes into the PUD Ordinance. At the June 4 Committee meeting the City Engineer and Steve Fehribach from A&F Engineering explained to the Committee that the proposed development will not have any negative impact on the surrounding street system. At the conclusion of the June 4 Committee meeting, the Committee voted 3-1 to send the proposal to the full Plan Commission with a favorable recommendation.

#### **EXECUTIVE SUMMARY**

JACKSON'S GRANT VILLAGE PUD



#### <u>Updates following the June 16 Plan Commission Meeting</u>

At the June 16 Plan Commission meeting, Republic presented its finalized PUD Ordinance. Republic discussed all the updates that had been made since the first Plan Commission meeting held on April 23. At the conclusion of the June 16 meeting, the Plan Commission voted 5-4 to send the proposal to the City Council with an unfavorable recommendation with President Brad Grabow as the deciding vote. President Grabow indicated support for the project overall but he wanted to make sure that the neighborhood commercial node would include the restaurant and retail uses as envisioned by Republic (and not include all office uses). Even though President Grabow voted no on the proposal, he encouraged Republic to address his remaining concern at the Council level through Conditions to Enactment that would help to tangibly quantify the vision expressed through the high-quality Neighborhood Commercial Character Images included in the PUD Ordinance.

In response to President Grabow's encouragement, Republic has proposed certain Conditions to Enactment that shall apply to the development should the proposal be approved by the City Council. These Conditions are listed below and can be found in Exhibit I of the PUD Ordinance shown at Tab 7.

#### **EXHIBIT I | CONDITIONS TO ENACTMENT OF ORDINANCE Z-653-20**

The following are imposed as conditions to the enactment of the Jackson's Grant Village Planned Unit Development District Ordinance Z-653-20 (the "Ordinance"), pertaining to the Real Estate, and are hereby referenced as <a href="Exhibit I">Exhibit I</a> (the "Conditions"). If any Condition conflicts with a provision of the Ordinance, then the more restrictive shall apply.

#### <u>Section 1</u>. The following shall apply to Area C's commercial uses:

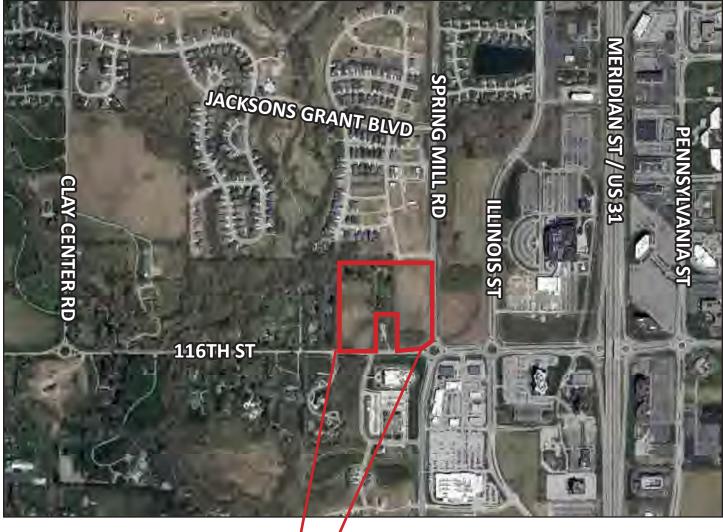
- 1.1 No single commercial building shall have a first-floor footprint greater than 7,500 square feet.
- 1.2 At least 5,000 square feet of restaurant and/or retail uses shall be included within the first two buildings combined at the time of opening the second building.

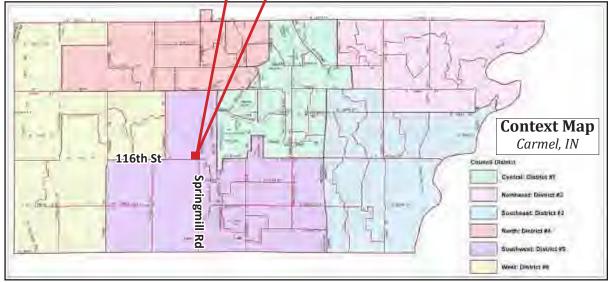
If approved, Republic intends to begin construction in the spring of 2021.

Thank you for your consideration.

JACKSON'S GRANT VILLAGE PUD



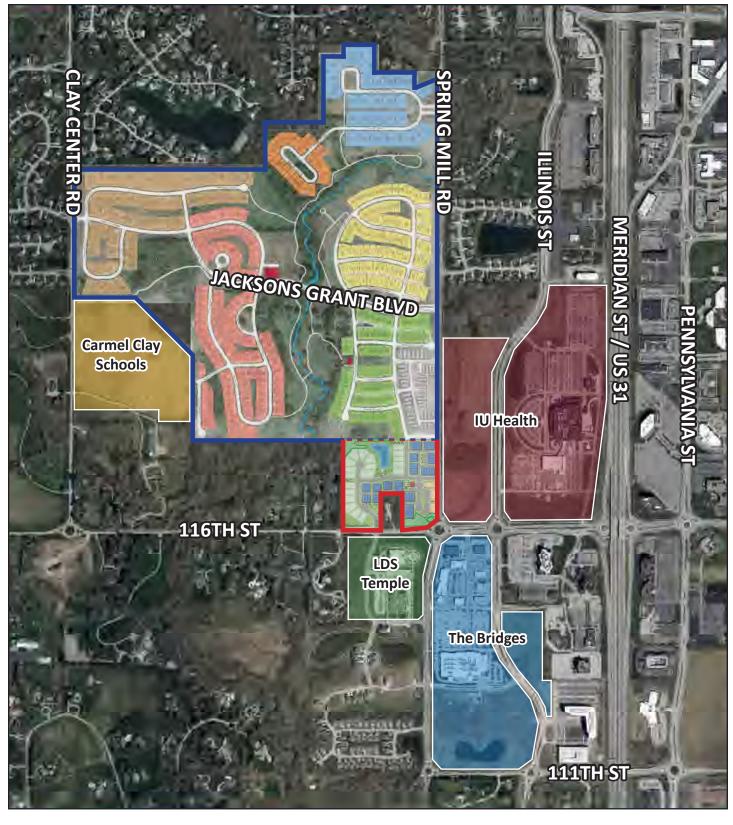












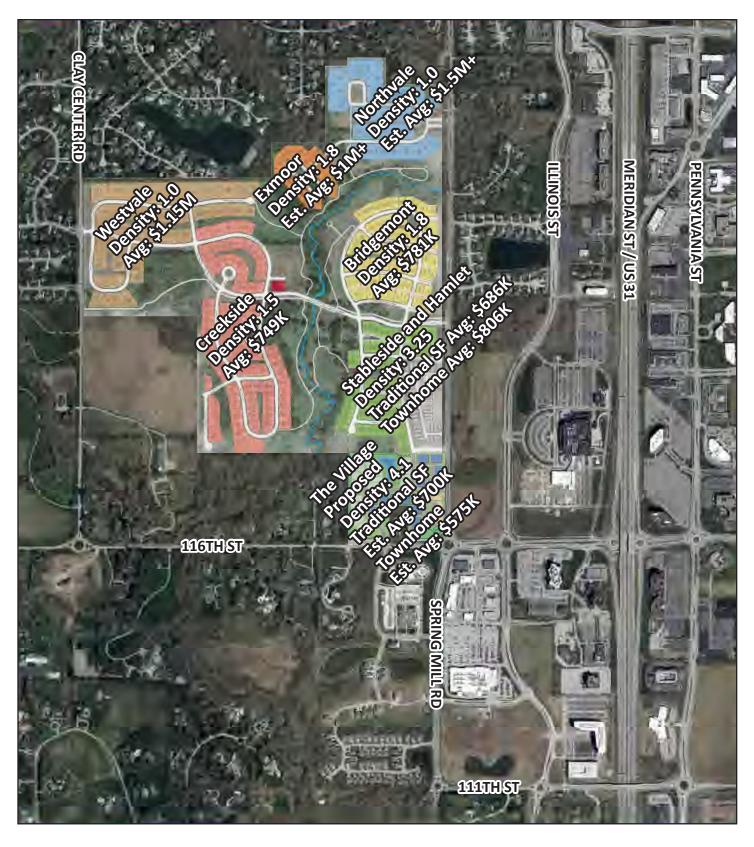






JACKSON'S GRANT VILLAGE PUD



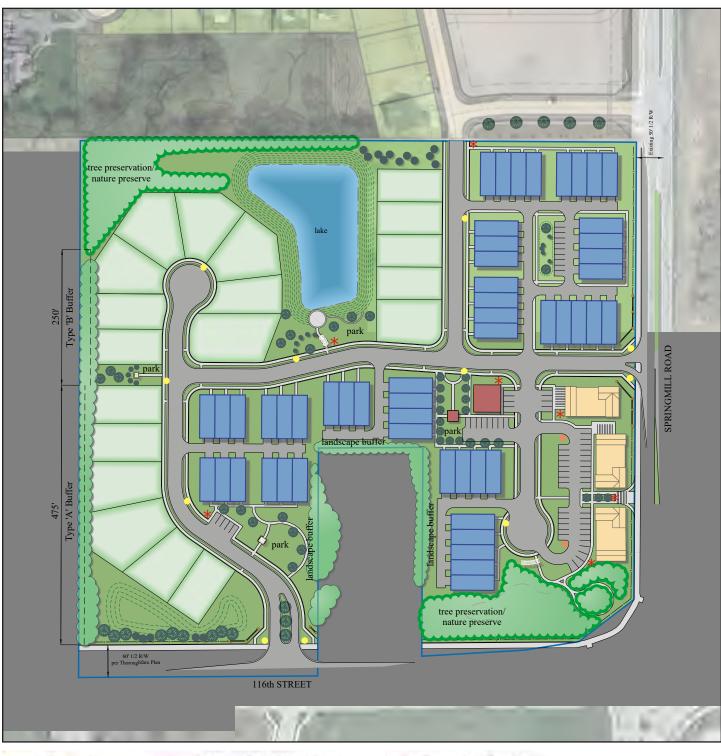


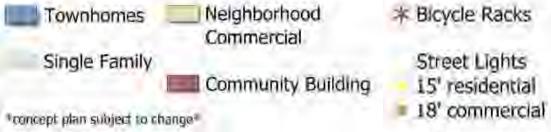
Densities listed are PUD approved densities per neighborhood Traditional SF = Traditional Single-Family

#### PROPOSED CONCEPTUAL PLAN

JACKSON'S GRANT VILLAGE PUD







JACKSON'S GRANT VILLAGE PUD



#### **OPEN SPACE**

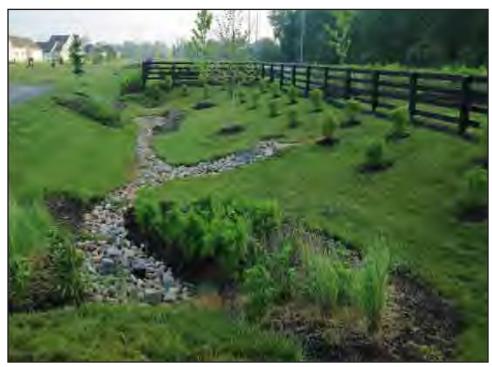












JACKSON'S GRANT VILLAGE PUD



# **RESIDENTIAL, SINGLE-FAMILY HOMES**











JACKSON'S GRANT VILLAGE PUD



# RESIDENTIAL, SINGLE-FAMILY HOMES (CONTINUED)









JACKSON'S GRANT VILLAGE PUD



# **RESIDENTIAL, TOWNHOMES**









JACKSON'S GRANT VILLAGE PUD



## **NEIGHBORHOOD COMMERCIAL**







JACKSON'S GRANT VILLAGE PUD



## **SIGNAGE & MONUMENTATION**



















TRANSPORTATION ENGINEERING STUDIES • TRAFFIC IMPACT ANALYSES STREET DESIGN • HIGHWAY DESIGN • TRAFFIC ENGINEERING PARKING LOT DESIGN • TRANSPORTATION PLANNING STUDIES CONSTRUCTION OBSERVATION • SITE ENGINEERING REGISTRATION

EGISTRATIO
INDIANA
ILLINOIS
IOWA
KENTUCKY
MICHIGAN
OHIO
MISSOURI
FLORIDA

STEVEN J. FEHRIBACH, P.E. PRESIDENT

R. MATTHEW BROWN, P.E. VICE PRESIDENT

KAREN K. COLLINS, P.E.

JOSEPH T. RENGEL, P.E.

#### **MEMORANDUM**

DATE: 04/17/2020

TO: Larry Moon

Republic Development

FROM:

A&F Engineering Co., LLC

RE: Jackson Grant / Village Center

A&F Engineering prepared a traffic impact analysis in 2011 on behalf of Silvara Real Estate Company LLC, for a proposed mixed-use development located along Spring Mill Road, north of 116th Street called "Silvara". A portion of this site has been constructed. However, the proposed "Village Center" portion of the site is currently 100% undeveloped. Per the previous land plan, the land uses in the Village Center included approximately 18,000 square feet of general office space, 52,000 square feet of general retail shops, and 60 townhomes. Per a new Village Center plan, this site will include 55 townhomes, 19 single-family dwelling units and 20,000 square feet of general retail shops. The following tables summarize the AM and PM peak hour trip estimates for the previous and new Village Center plans.

Table 1 – Total Generated Trips for Previous Village Center Plan

DEVELOPMENT INFORMATION		GENERATED TRIPS				
LAND USE	ITE CODE	SIZE	AM ENTER	AM EXIT	PM ENTER	PM EXIT
Office	710	18,000 SF	42	6	17	82
SHOPPING CENTER	820	52,000 SF	71	45	226	236
Townhomes	220	60 DU	7	27	31	17
		Total	120	78	274	335

Table 2 – Total Generated Trips for New Village Center Plan

DEVELOPMENT INFORMATION			GENERATED TRIPS			
LAND USE	ITE CODE	SIZE	AM ENTER	AM EXIT	PM ENTER	PM EXIT
Townhomes	220	55 DU	6	21	22	13
SINGLE-FAMILY HOUSING	210	19 DU	5	13	13	8
SHOPPING CENTER	820	20,000 SF	100	62	79	86
Total			111	96	114	107

The generated trips from the new Village Center plan were assigned and distributed to each of the proposed access drives and to Hamlet Drive. The resulting total AM and PM peak hour generated traffic volumes from the Village Center are shown on the attached figure.

### **CONCLUSIONS**

- Based on the number of trips that will be generated by the proposed Village Center, it can be seen by comparing Table 1 to Table 2 that the new uses will generate approximately the same number of trips during the AM peak hour. However, during the PM peak hour, the proposed Village Center will generate significantly less. Approximately 388 vehicles fewer during PM peak hour.
- A review of the attached figure shows the vehicles that are anticipated to enter and exit the site at the proposed access points along with the intersection of 116th Street and Springmill Road. Based on the number of vehicles shown at each of the access points, it can be seen that this proposed development will have minimal impact to surrounding streets and the intersection of 116th Street and Springmill Road. Based on the number of vehicles that will be using the intersection, no modifications are required.

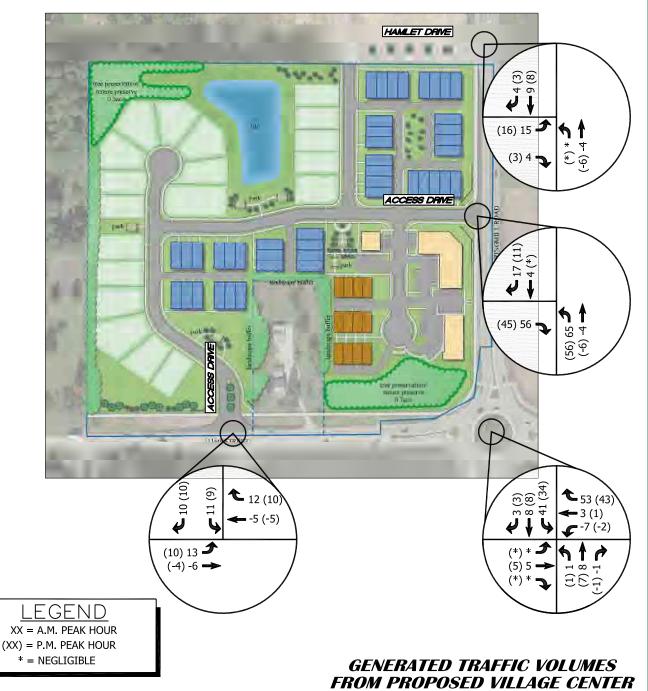
#### RECOMMENDATIONS

Springmill Road access point
 Based on the number of vehicles entering and exiting this access point, this driveway should be designed as a right in, right out, left in only. By providing the left in off of

Springmill Road, it will reduce the number of vehicles on Hamlet Drive by 65 in AM peak hour and 56 in PM peak hour.

# • 116th Street access point

This driveway should be designed as a full movement access point that would allow for right in, right out, left in, left out and through movements. The driveway should be designed with two Outbound lanes – one exclusive left turn lane and one shared through and right turn lane. Currently 116th Street is wide enough to provide for a left turn lane into the driveway. However, pavement markings should be modified for a left turn lane.



(NON-PASS-BY & PASS-BY TRAFFIC)

1 2	Sponsor: Councilor Rider
3	
4	
5	
6	JACKSON'S GRANT VILLAGE
7 8	A PLANNED UNIT DEVELOPMENT DISTRICT
9	CARMEL, INDIANA
10	
11	ORDINANCE Z-653-20
12	

13		JACKSON'S GRANT VILLAGE
14		A PLANNED UNIT DEVELOPMENT DISTRICT
15		
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Section 18.

Section 19.

Section 20.

38		Sponsor: Councilor Rider
39		
40		
41		ORDINANCE Z-653-20
42		ORDINANCE 2-033-20
43		AN ORDINANCE OF THE COMMON COUNCIL OF THE
44		CITY OF CARMEL, INDIANA
•		0111 01 011111122, 11 12 11 11 11
45		<u> </u>
46		An Ordinance Establishing the
47		Jackson's Grant Village Planned Unit Development District
48 49 50	17 (the "UD	<b>EREAS</b> , Section 9.05 of the City of Carmel Unified Development Ordinance Z-625-00") provides for the establishment of a Planned Unit Development District in with Indiana Code §36-7-4-1500 <i>et seq.</i> ; and
51 52 53		EREAS, the Plan Commission of the City of Carmel (the "Plan Commission") public hearing on docket number 19120002 PUD at its April 23, 2020, meeting as aw; and
54 55		EREAS, the Plan Commission sent an unfavorable recommendation relating to docket 2002 PUD to the Common Council of the City of Carmel, Indiana;
56 57 58 59	Carmel, Indi	W, <b>THEREFORE BE IT ORDAINED</b> by the Common Council of the City of ana, that, pursuant to Indiana Code §36-7-4-1500 <i>et seq.</i> , it hereby adopts this be "Ordinance") as an amendment to the Official Zoning Map (the "Zoning Map") and this Planned Unit Development District to read as follows:
60	Section 1.	Applicability of Ordinance.
61 62 63	1.1	The Zoning Map is hereby changed to designate the land described in <b>Exhibit A</b> , attached hereto (the "Real Estate"), as a Planned Unit Development District to be known as the Jackson's Grant Village PUD District (the "District").
64 65 66	1.2	Development in this District shall be governed entirely by (i) the provisions of this Ordinance and its exhibits, and (ii) those provisions of the UDO specifically referenced in this Ordinance.
67 68 69	1.3	All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.
70	Section 2.	Definitions.
71 72	2.1	The general rules of construction set forth in Article 11 of the UDO and the definitions set forth in this Ordinance shall apply to the regulations of this

74 in accordance with the UDO definition. 75 2.2 ADLS: See DP/ADLS Approval definition. 76 2.3 Building, Attached Residential: A Building including any one or combination of 77 the following: Attached Dwellings, Multiple-Family Dwellings, Two-Family Dwellings, and Townhouses; and its ancillary uses. 78 79 2.4 Building, Commercial: A Building used for a Commercial Use. 80 2.5 Building, Detached Residential: A Building including the following: Single-Family Dwelling; and its ancillary uses. 81 82 2.6 Character Exhibits: The illustrative exhibits attached hereto and incorporated 83 herein by reference as Exhibit H. The Character Exhibits are a compilation of 84 conceptual plans, images and sketches designed to capture the intended character 85 of the District. Although the Character Exhibits do not necessarily represent the final design of the District's built environment, it does establish a benchmark for 86 the quality and character of the overall District as well as the District's various 87 88 design elements that contribute to this vision. 89 2.7 Community Amenities: Recreational facilities and spaces, including, without 90 limitation, any one or a combination of the following: (i) Open Space; (ii) trails; 91 (iii) picnic shelters; (iv) gathering places; (v) recreational/community buildings; 92 and (vi) recreational equipment located in common areas and for the use of 93 residents, occupants and their guests. 94 2.8 Conceptual Plan: The plan attached hereto and incorporated herein by reference as 95 Exhibit B. 96 2.9 Declaration(s) of Covenants: A declaration of covenants, conditions, and 97 restrictions applicable to the Real Estate or any portion thereof which shall be 98 prepared by the Master Developer and recorded in the office of the Recorder of 99 Hamilton County, Indiana, and which may be amended from time to time. 100 2.10 Design Review Committee: A board appointed by the Master Developer and established by the Declaration(s) of Covenants responsible for the review of 101 improvements in accordance with this Ordinance and the Declaration(s) of 102 103 Covenants. 104 2.11 Developer: Any individual, corporation, partnership or entity engaged in the 105 improvement of a parcel of land or construction of a Dwelling within the District. 106 2.12 Developer, Master: JG Village, LLC, until such time as it transfers, or assigns, in writing its rights as Master Developer. Such rights may be transferred by the Master 107 Developer, in its sole discretion, in whole or in part, but only by written instrument 108 109 signed by the Master Developer.

Ordinance. Words not defined herein but defined in the UDO shall be interpreted

- 2.13 <u>Development Requirements:</u> Written development standards and any written requirements specified in this Ordinance which must be satisfied in connection with the approval of a Development Plan or building permit.
  - 2.14 <u>DP/ADLS Approval:</u> Development Plan and/or Architectural Design, Exterior Lighting, Landscaping & Signage approval by the Plan Commission, in accordance with Section 9.03 of the UDO.
    - 2.15 <u>Dwelling Unit Size:</u> The living space of a Dwelling Unit measured by floor area and that is enclosed by walls and covered by a roof. Terraces, garages, and open unheated porches shall be excluded when calculating a Minimum Dwelling Unit Size.
    - 2.16 <u>Historical Architectural Style:</u> Shall mean and refer to such styles including, but not limited to: (i) Victorian; (ii) Cape Cod; (iii) Craftsman; (iv) Traditional Farmhouse; (v) French Country; (vi) Classic and Greek Revival; (vii) Colonial Revival; (viii) Tudor Revival; or (ix) homes with various exterior architectural elements, taken from the foregoing, to create more recent or modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a Historical Architectural Style.
    - 2.17 <u>Lane, Rear:</u> A permanent service way providing a secondary means of access to abutting lands. A Rear Lane is an Alley as regulated by the UDO and as such, shall be built in accordance with the design requirements in Article 7 of the UDO.
    - 2.18 <u>Masonry:</u> Brick, limestone, natural stone, cultured stone, or other similar building material or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass. Masonry does not include EFIS material.
    - 2.19 Open Space: A parcel or parcels of land, an area of water, or a combination of land and water, including flood plain areas and wetlands located within the District designated for the use and enjoyment of some or all of the residents of the District and, where designated, for the use and enjoyment of the community at large. Open Space may consist of manicured or natural spaces, storm water detention areas, ponds, creeks, recreational sports fields, golf courses, trails, Off-Street Trails and Community Amenities. Bioswales (or segments of bioswales) which are at least twenty (20) feet in width shall qualify as Open Space. Water features and structures (e.g., gazebos, arbors, pergolas, benches, ash receptacles, trash receptacles, recycling receptacles, bicycle racks) associated with outdoor pedestrian areas may be used to enhance the space. Except as otherwise provided herein, Open Space does not include areas divided into building lots, streets (except the landscaped medians of boulevards) or rights-of-way (except Off-Street Trails). The area of parking facilities serving Open Space activities and pedestrian paths or sidewalks located therein may be included in the required Open Space area computations.

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148 2.20 Open Space, Natural: Land areas set aside as Open Space in a naturally occurring 149 state, as depicted on the Conceptual Plan. Natural Open Space includes Open 150 Spaces designated as Tree Preservation Areas or Nature Preserves. 151 2.21 Owners Association(s): An association of owners as established by the 152 Declaration(s) of Covenants. 2.22 153 Transportation Plan: A part of the Carmel Clay Comprehensive Plan that sets forth the location, alignment, dimensions, identification and classification of existing and 154 proposed vehicular, bicycle, pedestrian and mass transit thoroughfares and includes 155 156 the Thoroughfare Plan, Bicycle and Pedestrian Facility Plan and Transit Plan. 157 2.23 Tree Preservation Area: Natural Open Spaces within the District to be preserved and maintained in accordance with Section 12.5 of this Ordinance. Such areas shall 158 159 be delineated as part of a Preliminary Plat or Development Plan approval. 160 2.24 Unified Development Ordinance: The Carmel Unified Development Ordinance Z-625-17, in effect on the date of the enactment of this Ordinance. Amendments to 161 162 the Unified Development Ordinance after the enactment of this Ordinance shall not 163 apply to the District unless the Director determines that the amendment does not materially or negatively impact the ability to develop the Real Estate pursuant to 164 this Ordinance and that the amendment is consistent with the District's intent. 165 166 2.25 Use, Non-Residential: A Use identified in the Use Table under the following 167 headings: Office Uses, Institutional Uses, Educational Uses, Retail and Service Uses, Cultural and Entertainment Uses, Industrial Uses, Agricultural Uses, 168 Recreational Uses and Transportation and Communication Uses. 169 170 2.26 Use, Residential: A Use identified in the Use Table under the heading of Residential Uses. 171 172 2.27 Use Table: The table attached hereto and incorporated herein by reference as **Exhibit** C identifying the Uses permitted within the District. 173 174 2.28 Zoning Map: The City's official zoning map adopted by reference in the UDO. 175 Section 3. **District Description.** 176 3.1 The District will include a mix of residential uses that will offer a variety of housing 177 choices targeted towards the active-adult/empty-nester and young professional. The District will also include neighborhood commercial uses, and gathering spaces 178 179 designed to serve the immediately surrounding neighborhoods. Pedestrian 180 connectivity will be emphasized. 181 Section 4. Conceptual Plan. 182 4.1 The Conceptual Plan provides a general vision for the development of the District 183 which illustrates one possible layout of lots, internal drives, uses, green space,

184 thoroughfares, and buildings that are permitted by this Ordinance. The Conceptual 185 Plan is only conceptual. The final layout and site plans shall be subject to the terms 186 and conditions of this Ordinance and may vary from the Conceptual Plan. 187 Section 5. Amenities. 188 The District will contain a community building dedicated to the Homeowners 189 Association for the use by its residents along with a village green and a pond 190 overlook park with features to promote community gatherings and enjoyment. 191 Section 6. Permitted Uses. 192 6.1 The Conceptual Plan divides the District into three (3) Areas: Area A (Detached 193 Residential), Area B (Attached Residential), and Area C (Neighborhood 194 Commercial / Attached Residential). The uses permitted within each Area shall be 195 as set forth in this section and in the Use Table. 196 6.2 Accessory Buildings and Uses. Accessory Buildings and Uses shall be permitted 197 and shall be subject to the terms and restrictions of Article 5 of the UDO. 198 6.3 Special Uses. Special Uses shall be permitted as set forth in the Use Table and shall 199 be subject to review and subsequent approval pursuant to Article 9 of the UDO. 200 6.4 Temporary Uses. Temporary uses shall be permitted as set forth in the Use Table 201 and shall be subject to the terms and restrictions of Article 5 of the UDO. 202 6.5 Home Occupations. Home Occupations shall be permitted as set forth in the Use 203 Table and shall be subject to the terms and restrictions of Article 5 of the UDO. 204 Non-Conforming Uses & Exemptions. Non-conforming uses and exemptions shall 6.6 205 be subject to the terms and restrictions of Article 8 of the UDO. 206 6.7 Area C Additional Restrictions. Without the approval of the Commission, no restaurant shall be open for business between the hours of 11:01 p.m. and 6:00 a.m. 207 208 except that the closing time may be extended from 11:01 p.m. to 12:00 a.m. on 209 Friday and Saturday nights. Trash removal, compaction, service vehicles, deliveries, parking lot sweepers, etc. shall not be permitted between the hours of 210 211 9:00 p.m. and 7:00 a.m. with the exception of snow removal. Noise levels will be 212 restricted in accordance with Section 6-158 "Noise Regulations" of the Carmel City 213 Code as established for an S-2 Zoning District.

## 214 Section 7. Bulk and Density Standards.

7.1 The following standards shall apply. The maximum Building Height shall be thirty-five (35) feet.

		Minimum l	Lot	Mi	nimum Yard Setba	Min. D Unit Si			
Building Type	Width	Area (SF)	Street Frontage	Front ¹	Side (Aggregate)	Rear	1-story	2-story	Max. Lot Coverage
Detached	55'	6,600	30'	25'	5' (10')	20'	1,600	2,000	
Residential Buildings	65'	7,750	35'	25'	5' (10')	20'	1,600	2,000	50%
Attached Residential Buildings		0'		5'	20'2	10'	1,600	2,000	75%
Neighborhood Commercial Buildings	20'	1,300	20'	5'	10' from residential, 0' from commercial	10'	N	/A	80%

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¹ The following front yard setbacks shall apply for: (i) Dwellings w/ rear load garages, 10'; and (ii) Dwellings w/ courtyard garages, 20'.

² The side yard setback for attached residential buildings is the minimum distance required between the side walls of two (2) multi-family buildings.

218 219 220 221 222 223	7.2	Maximum Residential Densities. The maximum number of Dwellings in Area A shall be 19. The maximum number of Dwellings in Area B and C combined shall be 70. The total number of Dwellings permitted in the District shall not exceed eighty-nine (89) without an amendment to this Ordinance. However, the total number of Dwellings shall be reduced by one Dwelling for each 1,300 square feet of commercial building developed.
224	Section 8.	Architectural and Design Standards.
225 226 227 228	8.1	<u>Detached Residential Buildings</u> . The architectural and design standards applicable to Detached Residential Buildings are specified in <u>Exhibit D</u> . Character illustrations indicating conceptually the intended architecture and appearance of Dwellings are provided in the Character Exhibits.
229 230 231 232	8.2	Attached Residential Buildings. The architectural and design standards applicable to Attached Residential Buildings are specified in <b>Exhibit E</b> . Character illustrations indicating conceptually the intended architecture and appearance of Dwellings are provided in the Character Exhibits.
233 234 235 236	8.3	Neighborhood Commercial Buildings. The architectural and design standards applicable to Neighborhood Commercial Buildings are specified in <b>Exhibit F</b> . Character illustrations indicating conceptually the intended architecture and appearance of Buildings are provided in the Character Exhibits.
237 238 239	8.4	<u>Empty-Nester / Active Adult Standards</u> . The empty-nester / active adult standards set forth in <u>Exhibit G</u> shall apply to any single-family lot within the District that has a Lot Width of less than seventy $(70)$ feet.
240	Section 9.	Signage.
241 242	9.1	The District's signs shall comply with Article 5.39 Sign Standards of the UDO and as set forth in this section.
243	9.2	Signage easements will be provided on final secondary plats as needed at entrances.
244 245 246	9.3	Decorative street signage may differ from the City's standards if approved by the City's Engineering Department, and the City's Street Department, and if it conforms to the Indiana Manual on Uniform Traffic Control Devices.
247 248 249	9.4	<u>Character Exhibits</u> . Character illustrations indicating conceptually the intended design and appearance of signage and monumentation is provided in the Character Exhibits.
250	Section 10.	Lighting.
251 252 253	10.1	Street lighting shall be decorative, as illustrated in the Character Exhibits, and shall be consistent throughout the District. Decorative street lighting may differ from the City's standard fixtures if approved by the City's Engineering Department. Parking

254 area lighting and street lighting shall be of a uniform design and materials, and 255 street lighting shall be substantially similar to the existing Jackson's Grant lighting. 256 10.2 Street lighting on public residential streets shall be limited to one (1) light at each 257 street intersection. The maximum height of street light fixtures within the District 258 shall be fifteen (15) feet within residential areas, on all street corners, and in all 259 common area locations, and eighteen (18) feet within commercial parking areas. All exterior accent lighting (e.g., architectural, display, landscaping, decorative 260 10.3 261 lighting, pedestrian walkway bollards) shall be generated from concealed, low level fixtures. The light bulb shall be shielded from view of any street, sidewalk, or 262 263 adjacent lot. 264 10.4 The maximum height of light fixtures in parking areas shall not exceed the Building 265 Height, or eighteen (18) feet, whichever is less. The height of parking area light 266 fixtures within ninety (90) feet of a Single-Family Dwelling shall not exceed fifteen 267 (15) feet. 268 10.5 Exterior lighting of a Building or site shall be designed so light is not directed off 269 the site and the light source is shielded from direct offsite viewing. 270 10.6 Open space/public space lighting shall be decorative and pedestrian scale. 271 Section 11. Parking and Loading. 272 11.1 General Standards. Parking shall comply with Article 5 of the UDO, except as provided below. 273 274 11.2 Residential Use Parking. A minimum of two (2) parking spaces shall be required 275 per Dwelling. Garages and areas within driveways 16' or greater in length shall 276 count toward this requirement. In addition, one (1) off-street guest parking space per every seven (7) Attached Dwellings shall be provided. 277 278 11.3 Commercial Use Parking. A minimum of three (3) parking spaces per 1,000 square feet of interior commercial space shall be required. Parking shall not be located 279 280 between the commercial buildings and Springmill Road. 281 11.4 On-street Parking. On-street parking shall be permitted on the Real Estate's internal 282 streets and drives. Residential on-street parking spaces may not be counted as part 283 of the total commercial parking spaces required. Commercial areas may include onstreet parking adjacent to or across the street from the commercial area, not 284 285 including cul-de-sac bulb parking, as part of the total parking spaces required for 286 commercial uses. Each parallel on-street parking space shall be a minimum of 287 twenty-two (22) feet in length. 288 11.5 Loading and Service Areas.

289 290		A.	Loading docks, solid waste facilities, recycling facilities, and other service areas shall be placed to the rear or side of Buildings as possible.
291 292 293 294 295 296		В.	Screening and landscaping shall prevent direct views of the loading and service areas from adjacent residential properties or from the public right-of-way. Screening and buffering shall be achieved through the use of walls, fences, or landscaping. Screening shall be a minimum of five (5) feet tall and visually impervious. Recesses in the Building or depressed access ramps may be used.
297	11.6	Bicyc	ele Parking. Bicycle parking shall comply with Section 5.29 of the UDO.
298	Section 12.	Land	scaping.
299 300	12.1	Lands UDO	scaping shall be provided in accordance with the following sections of the:
301		A.	General Landscaping (Section 5.19)
302		B.	Street Trees (Section 5.19)
303		C.	District's Perimeter Landscaping:
304			(i) Adjacent to Right-of-Way (Section 5.19)
305			(ii) Not Adjacent to Right-of-Way (Section 5.19)
306		D.	Foundation and Lot Plantings (Section 5.19)
307 308 309 310	12.2	appro	ral Landscaping Standards. Landscaping shall be integrated, where priate, with other functional and ornamental site design elements (e.g., cape materials, entryway monumentation, paths, sidewalks, fencing, or water res).
311 312 313 314		A.	Landscaping should be designed with repetition, structured patterns, and complementary textures and colors. Alternate or pervious paving materials or alternative planting media is permitted where planting space is limited or where otherwise warranted by the site design.
315 316		B.	All plantings to be used in accordance with any landscaping requirement of this Ordinance shall meet the following specifications:
317 318 319 320 321			(i) All trees, shrubs and ground covers shall be planted according to the American Standard for Nursery Stock (ANSI Z60.1) and following the standards, including planting details, provided by the City's Urban Forester. Landscaping materials shall be appropriate to local growing and climatic conditions.

322 323		(ii)	Shade trees shall be a minimum of two and one half (2.5) inches caliper at planting.
324 325		(iii)	Ornamental trees shall be a minimum of one and one half (1.5) inches caliper at planting.
326		(iv)	Evergreen trees shall be a minimum height of six (6) feet at planting.
327 328		(v)	Shrubs shall be a minimum height of eighteen (18) inches at planting.
329 330		(vi)	Evergreen trees may be substituted in lieu of shrubs required by this Ordinance on a 1:3 basis (one tree equals three shrubs).
331 332 333 334 335 336 337 338 339	C.	vegeta of heal to be protect constit this Or with th	ng vegetation may be used to achieve required landscaping if: (i) the tion located on the subject parcel is of suitable quality, size, and state th to achieve required landscaping; and (ii) the vegetation is proposed preserved using accepted best management practices for tree tion during construction. The preservation of existing vegetation shall rute an in-kind credit toward meeting the landscape requirements of redinance. A credit, which value shall be determined in consultation the City's Urban Forester, shall be given per tree that contributes to tisfies similarly the intent of a particular section of this Ordinance.
340 341 342 343 344 345 346	D.	Weather Depart of we Certifi Occup	Indscaping approved as part of an ADLS plan shall be installed, or permitting, prior to issuance of a Certificate of Occupancy by the ement. If it is not possible to install the approved landscaping because ather conditions, the property owner shall request a temporary cate of Occupancy prior to the issuance of the Final Certificate of ancy, which shall be conditioned upon a determined time to complete tallation of the uninstalled landscape material.
347 348 349 350 351	E.	substar Plan landsc	ndscaping approved as part of an ADLS plan may not later be ntially altered, eliminated or sacrificed without first obtaining further Commission approval. However, minor material alterations in aping may be approved by the Director or his designee in order to m to specific site conditions.
352 353 354 355 356 357	F.	proper this O plantin	be the responsibility of the property owners and their agents to insure maintenance of all trees, shrubs and other landscaping required by rdinance. This is to include, but is not limited to, replacing dead ags with identical varieties or a suitable substitute, mulching of ag areas, and keeping the area free of refuse, debris, rank vegetation eeds.
358 359	G.	Landso Lots.	caping shall be prohibited within the Vision Clearance on Corner

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#### 360 12.3 Street Trees. 361 A. Shade trees shall be planted parallel to each public street and within the street right-of-way pursuant to the City's published street tree planting 362 specifications. Street trees shall not be required along and adjacent to Rear 363 364 Lanes. 365 B. Street tree species shall be selected from the City's published list of recommended street trees and shall be planted a minimum of thirty (30) feet 366 367 and a maximum of fifty (50) feet on center. 368 C. In areas of high pedestrian and non-residential activity, tree wells shall be 369 covered with decorative grates or pavers in order to maximize uninterrupted 370 pedestrian pathways. Where ample passage area is provided, tree planting areas shall be treated as planting beds to soften the hardscape. 371 372 D. When an appropriate street tree size has been achieved, as determined by the City's Urban Forester, street trees shall be pruned to a height of eight 373 374 (8) feet minimum over sidewalks and twelve (12) feet minimum over 375 streets, to allow free passage along the sidewalk. 376 E. No street tree shall be planted in conflict with drainage or utility easements 377 or structures, underground detention (unless so designed for that purpose). However, where the logical location of proposed utilities would 378 379 compromise the desired effect, the Developer may solicit the aid of the 380 City's Urban Forester in mediating an alternative. 381 12.4 Perimeter Landscaping Adjacent to Right-of-Way. Landscaping along the District's perimeter abutting rights-of-way shall be provided pursuant to this 382 383 section. Perimeter landscaping shall not be planted within the public right-of-way. 384 Additionally, no perimeter landscape yard shall be required in those areas along the 385 perimeter of the Real Estate which is occupied by an Open Space common area 386 which is greater than or equal to fifty (50) feet in width. The referenced bufferyard types shall be pursuant to Section 5.19 of the UDO. 387 388 A. Spring Mill Road. Bufferyards shall be required where the Real Estate abuts 389 Spring Mill Road in accordance with this section. 390 (i) Residential Uses: A minimum twenty (20) foot wide greenbelt shall 391 be required where the residential uses abut Spring Mill Road which shall include plantings pursuant to the Type "D" Bufferyard (8 shade 392 393 or evergreen trees, 2 ornamental trees, and 20 shrubs per 100 linear 394 feet). 395 Commercial Uses: A minimum twenty (20) foot wide greenbelt (ii) shall be required where the Real Estate abuts Springmill Road, 396 397 which shall include street trees a maximum of fifty (50) feet on 398 center. Alternatively, the number of street trees equivalent to the

- requirement may be clustered at variable intervals along the commercial area street frontage.
  - B. <u>116th Street</u>. Where a frontage road is not utilized and where the rear or side elevations of a Dwelling back up to 116th Street, a minimum forty (40) foot wide greenbelt shall be required which shall include either a decorative four-board horse fence, masonry wall or a minimum three (3) foot tall undulating mound and plantings pursuant to the Type "D" Bufferyard (8 shade or evergreen trees, 2 ornamental trees, and 20 shrubs per 100 linear feet). A Type "B" Bufferyard (5 shade or evergreen trees, 1 ornamental trees, and 10 shrubs per 100 linear feet) without a mound shall be used in those areas where a frontage road is utilized.
  - C. The incorporation of pedestrian ways and bikeways into the perimeter right-of-way landscaping design is encouraged. The incorporation of signage and lighting into the perimeter right-of-way landscaping design is permitted; however, no parking areas or Buildings shall be permitted within the perimeter right-of-way landscaping area.
  - 12.5 <u>Perimeter Landscaping Not Adjacent to Public Right-of-Way</u>. The following shall apply for those portions of the District's perimeter not abutting a public right-of-way. The referenced bufferyard types shall be pursuant to Section 5.19 of the UDO.
    - A. <u>District's West Property Line:</u> A minimum ten (10) foot wide landscape buffer easement shall be required where individual residential lots abut the District's west property line. Plantings pursuant to the requirements of a Type "A" Bufferyard (4 shade or evergreen trees, 0 ornamental trees, and 10 shrubs per 100 linear feet) shall be installed within the landscape buffer easement, except that within an area 250' in length north and south of the home on parcel number 17-09-34-00-00-022.000, the buffer easement shall be 20' in width and contain plantings pursuant to the requirements of a type "B" Bufferyard (5 shade or evergreen trees, 1 ornamental tree and 10 shrubs per 100 linear feet). Existing healthy trees within the landscape buffer easement that are greater than two and one half (2.5) inches caliper shall count toward the requirement and shall be preserved and maintained whenever possible.
    - B. Parcel Number 17-09-34-00-00-020.000: As long as parcel number 17-09-34-00-00-020.000 is used as a detached residential dwelling, a six-foot tall cedar shadow box style privacy fence with a minimum five (5) foot wide landscape buffer easement shall be installed around the parcel. Plantings pursuant to the requirements of a Type "A" Bufferyard (4 shade or evergreen trees, 0 ornamental trees, and 10 shrubs per 100 linear feet) shall be installed within the landscape buffer easement. Existing healthy trees within the landscape buffer easement that are greater than two and one half (2.5) inches caliper shall count toward the requirement and shall be preserved and maintained whenever possible.

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141 142 143		C.	Distri	or plantings shall be required between or within the ct's various uses or along the Real Estate's northern property line uent with the existing Jackson's Grant development.
144	12.6	Found	lation as	nd Lot Plantings.
145		A.	Design	n Intent. Foundation and lot plantings are used to: (i) soften the
146		Λ.	_	ectural lines of Buildings; (ii) frame the primary views to Buildings
147 148			-	ublic spaces; and (iii) blend architectural designs with the landscape
148			_	n. Landscaping shall be designed to appropriately complement a
149 150				ing's use, setback, height, and architectural features. Window boxes
450				owers and planters on front stoops and sidewalks are encouraged in
451				where landscaping cannot be installed at the foundation of a Building
452			due to	the Building's proximity to a sidewalk, path, street, right-of-way or
453			easem	ent.
454 455		B.		e-Family <u>Dwellings</u> . The following planting requirements apply to all e-Family <u>Dwellings</u> :
<b>1</b> 56			(i)	Lots with six thousand (6,000) or less square feet shall be required
457			(1)	to plant one (1) shade tree or one (1) evergreen tree in the front yard.
458				If there is not sufficient area for the tree to be placed in the front
459				yard, then the required tree may be planted in a side or rear yard.
460			(ii)	Lots between six thousand (6,000) and fifteen thousand (15,000)
461			. ,	square feet shall be required to plant two (2) trees in the front yard.
162				If there is not sufficient area for the tree to be placed in the front
163				yard, then the required tree(s) may be planted in a side yard.
164			(iii)	Lots over fifteen thousand (15,000) square feet shall be required to
465			()	plant three (3) trees with at least one (1) tree in the front yard.
466			(iv)	All lots shall have a minimum of seven (7) shrubs and/or ornamental
167				grasses along the foundation facing a street. Corner lots shall install
468				seven (7) shrubs per side facing a street.
169		C.	Attacl	ned Residential Buildings. The following minimum foundation
470			plantii	ng requirements shall apply to any elevation with frontage on a public
471				of-way:
<del>1</del> 72			(i)	If plantings cannot be planted within twenty (20) feet of the
473			( )	foundation wall, then an alternative location on the lot may be
174				chosen for planting.
475			(ii)	Townhouses: Five (5) shrubs and/or ornamental grasses, and one (1)
476				shade tree and one (1) ornamental tree shall be planted for every two
<b>1</b> 77				(2) Townhouses.

- D. Commercial Buildings: Street trees shall be planted in front of commercial uses a maximum of fifty (50) feet on center. Alternatively, the number of street trees equivalent to the tree requirement, may be clustered at variable intervals along the commercial area street frontage. 12.7 Parking Lot Plantings. Parking areas shall be landscaped, as follows: Α. Perimeter Landscaping: A wall or mounding may be used to screen any
  - A. Perimeter Landscaping: A wall or mounding may be used to screen any parking area adjacent to a street. If landscaping is used, a minimum three (3) foot wide perimeter planting strip shall be provided around the perimeter of a parking lot (except where parking spaces abut a curb or parking areato-Building sidewalk). In the event shade trees are planted, the planting strip shall be a minimum of six (6) feet wide by six (6) feet long around the tree. The planting strip shall include a continuous hedge, which at maturity shall be a minimum of 42" high. A wall may be installed in combination with or in lieu of the required shrubs. If used, walls shall be a minimum height of forty-two (42) inches.
  - B. <u>Interior Parking Lot Landscaping</u>: Shade trees shall be planted within parking lots greater than ten thousand (10,000) square feet and that contain at least two rows of integrated parking. There shall be planted one (1) shade tree and five (5) shrubs per every fifteen (15) spaces, with a minimum of four hundred (400) square feet of useable soil volume being provided for each two (2) trees. The planting areas shall be evenly distributed throughout the parking lot.

#### Section 13. Open Space.

- 501 The Conceptual Plan conceptually illustrates the District's larger areas of Open Space. The intent of Open Space is to allow for a balance between natural areas and the built environment and to provide for the overall beautification of the District.
  - 13.2 Character illustrations indicating conceptually the intended design and appearance of the District's Open Space is provided in the Character Exhibits.
  - 13.3 There shall be accessible and usable Open Space within a five (5) minute walk (one-quarter mile) from all Dwellings within the District.
  - 13.4 A minimum of thirty (30) percent (6.24+/- acres) of the District shall be allocated to Open Space, as conceptually illustrated on the Conceptual Plan.
  - 13.5 Tree Preservation Areas. The District's Natural Open Space shall include Tree Preservation Areas, which shall include, at a minimum, the approximately 0.7 acres +/- located at the northwest corner of 116th Street and Springmill Road, and the approximately 0.5 acres +/- located in the northwest corner of the Real Estate. Tree Preservation Areas shall be delineated as part of a Preliminary Plat or Development Plan approval and recorded with the Secondary Plat. Tree Preservation Areas shall be regulated and maintained in accordance with the following:

517	A.	The fo	ollowing best management practices should be implemented:
518 519 520 521 522		(i)	Removal of invasive species (e.g., bush honeysuckle) where appropriate. (If the application of herbicide treatment after the removal of invasive species to prevent them from growing back should occur, then such applications should be done under the oversight of a professional.)
523 524		(ii)	Removal of an overabundance of combustible material (e.g., dead, fallen trees and leaves).
525 526		(iii)	Removal of vines growing on and up a tree when tree growth is affected.
527 528 529		(iv)	Completing all maintenance activities following industry standard using the latest American National Safety Institute (ANSI) Z-133 and A-300 approved practices and methods.
530	B.	The fo	ollowing types of activities shall be permitted:
531 532		(i)	Planting of native trees, pursuant to the Indiana Native Tree List provided by the City's Urban Forester.
533 534 535		(ii)	Removal of hazardous, exotic and invasive vegetation, pursuant to the Indiana Exotic and Invasive Plant List provided by the City's Urban Forester.
536 537		(iii)	Removal of trees directed to be removed by municipal, county, state or federal authority.
538 539 540 541 542 543 544		(iv)	Installation of access easements, rights-of-way, streets, paths, trails, sidewalks, and minor pedestrian area improvements (e.g., benches, trash receptacles, creek overlook areas). Community Amenities may be permitted upon review and approval by the City's Urban Forester. If appropriate and where feasible, said improvement areas should be limited to perpendicular crossings across Tree Preservation Areas and/or excluded from delineated Tree Preservation Areas.
546 547	C.		following types of activities shall not be permitted unless otherwise ved by the City's Urban Forester:
548 549 550		(i)	Removal of living vegetation other than exotic and invasive vegetation and hazardous trees except to accomplish items listed in Section 12.5(B)(iv) of this Ordinance.

551 552 553			(11)	Mowing any portion of the existing, naturally vegetated Tree Preservation Area, except for along trails, points of access or gathering points.
554 555			(iii)	Dumping of leaves or debris from areas other than the Tree Preservation Area.
556 557 558			(iv)	Seeding; including grass seed, prairie mix seed, sod or the planting of any type vegetable garden unless otherwise approved by the City's Urban Forester.
559 560 561 562 563			(v)	Activities that adversely impact the health, structure or integrity of a designated tree preservation area, including, but not limited to: active recreational activities requiring the placement of playground equipment, paving for basketball or tennis courts and swimming pools.
564		D.	The fol	llowing requirements shall apply:
565 566 567 568 569			(i)	Tree preservation areas must be easily and permanently identifiable as a tree preservation area through permanent signage posted every five hundred (500) feet around the perimeter of all tree preservation areas. The design and location of such signs shall be coordinated with the City's Urban Forester.
570 571 572 573 574 575			(ii)	Barriers shall be used to protect tree preservation areas during site development. Barriers shall be specified on landscape plans and shall be placed beyond the preserved trees dripline, in accordance with the tree preservation details provided by the City's Urban Forester. Such barriers shall remain in place during the site's construction activity.
576 577 578			(iii)	The Urban Forester shall be contacted for any disputed activity within the tree preservation area. The Urban Forester shall provide resolution to disputed activity, which may include:
579 580 581				(a) Removal of trees that are a host to an aggressive, life threatening disease or pest that may pose a threat to the vitality of the rest of the forest.
582				(b) Mowing and bush-hogging.
583				(c) Planting of new or replacement trees.
584	Section 14.	Pedest	rian an	nd Bicycle Connectivity.
585 586	14.1			cess shall be provided within the District to permit and encourage evement between the District and surrounding developments. The

587 standards of this section are intended to: (i) provide an alternative for people to get 588 where they are going without using their vehicles (e.g., commuting); (ii) provide a 589 means for people who cannot drive vehicles to safely and practically get to local 590 destinations; and (iii) provide for fitness training and general recreational 591 opportunities. 592 14.2 Pedestrian connectivity shall be provided, where feasible, to link Open Spaces. To 593 the maximum extent practicable, parks, trails and Open Space shall be organized to 594 create integrated systems of Open Space that connect with the following types of 595 lands located within or adjacent to the District: 596 Parks or trails; A. 597 B. Residential areas; C. 598 Civic sites (e.g., schools, libraries); 599 D. Other common open spaces; 600 E. Neighborhood shopping and activity centers; and 601 F. Adjacent employment centers. 602 14.3 Sidewalks or trails shall be located on both sides of all public streets in the District. Sidewalks shall be a minimum of five (5) feet wide and constructed pursuant to the 603 604 City's Transportation Plan for a Residential Sidewalk. Where appropriate for 605 continuity in the District's pedestrian network, a trail may take the place of a 606 sidewalk on one side of a public street. Public trails shall be asphalt and a minimum of ten (10) feet wide. Private internal trails shall be asphalt and a minimum of eight 607 608 (8) feet wide. A Side Path (e.g., multi-purpose path) along 116th Street shall be located pursuant 609 14.4 to the City's Transportation Plan and as generally shown on the Conceptual Plan. 610 611 Side Paths shall be a minimum of ten (10) feet wide, unless otherwise approved by the City, and constructed pursuant to the City's Transportation Plan for a Side Path. 612 613 Pedestrian walkways shall be clearly delineated (e.g., striping, pavers, stamped 14.5 614 concrete, signage) when crossing a parking lot, street, or drive and shall be ADA-615 compliant. Pedestrian walkways should also be separated from vehicular traffic, 616 where appropriate, with landscaping, on-street parking, bollards, special paving, or any other feature which identifies the pedestrian space. 617 618 Trails and sidewalks within ten (10) feet of public streets and/or within public 14.6 619 rights-of- way shall always be visible from the adjacent vehicular roadway. 620 Screened or "hidden areas" that obstruct drivers views of the pedestrian ways shall 621 not be permitted.

622 14.7 Pedestrian facilities located in water quality preservation areas, dry detention areas, 623 or water quality facilities shall be elevated boardwalks so as to not impede or 624 negatively affect the function of the facility. 625 Section 15. Infrastructure and Environmental Standards. 626 15.1 The District includes a substantial amount of existing environmental and natural 627 features. The District's intent is to preserve and work within these existing features to create a built environment that is responsive to these existing features and works 628 629 with the site. As such, the standards of this Section shall apply to the District. 630 15.2 All public infrastructure within the District shall adhere to the City's standards and 631 design criteria, unless otherwise stated within this Ordinance or unless specific 632 waivers have been approved by the City. In addition, the District shall comply with the requirements of the Transportation Plan in accordance with Section 1.07.E. of 633 634 the UDO (see Section 15.2(A) below, which is in full satisfaction of all obligations 635 specified in Section 1.07.E of the UDO). At such time as requested by the City and 636 upon the enactment of this Ordinance, the Master Developer shall cause to be conveyed and dedicated to the City of Carmel for public right-of-way use one-half 637 638 of the full right-of- way width prescribed in the Transportation Plan, as measured 639 from the centerline of 116th Street, across the entirety of Hamilton County Parcel Nos.: 17-09-34-00-00-019.000 and 17-09-34-00-00-021.000. 640 641 A. Additional Improvements. The Developer shall make or cause to be made 642 the following improvements. 643 (i) Improvements to the entrance off Springmill Road into the Real 644 Estate comprising acceleration and deceleration lanes and, if commercial uses are developed, a left turn in lane. 645 Improvements to the entrance off 116th Street into the Real Estate 646 (ii) 647 comprising of acceleration and deceleration lanes. Dedicate all right-of-way to the City for Springmill Road (45-foot 648 (iii) half right-of-way) and 116th Street (60-foot half right-of-way), as 649 required per the City Thoroughfare Plan, as part of the recording of 650 each of the District's Secondary Plats at no cost to the City. 651 652 (iv) Construct a minimum ten (10) foot wide Side Path along the Real Estate's perimeter within the 116th Street right-of-way, unless 653 654 otherwise approved by the City. 655 (v) Whenever any improvement specified above in Section 15.2(A)(i) 656 and (ii) are not located upon the Real Estate, the Developer's obligation hereunder to effect said improvement shall be contingent 657 upon the acquisition of such other necessary real estate. If the 658 659 necessary real estate is not obtainable for a fair and marketable rate, the Developer will pay an agreed upon fair and marketable rate to 660

661 662 663		the City for future additional improvements as part of their Road Contribution Fee in lieu of completing the improvements and obtaining the right of way.
564 565 566	15.3	The number and configuration of the District's vehicular access points into the Real Estate from the perimeter thoroughfares shall be provided as generally shown on the Conceptual Plan.
667 668 669 670 671 672 673	15.4	Traffic-calming methods should be implemented where necessary, to provide for a safer pedestrian environment. Methods may include curved and/or narrow streets; cul-de-sacs; chicanes (a series of tight turns in opposite directions in an otherwise straight stretch of road); woonerfs (a "living street" where pedestrians and cyclists have access to the whole street, not just sidewalks, and where motorists and other users share the street without boundaries); rumble strips or speed tables; and bulbed intersections. Traffic-calming methods shall be subject to review and approval of the Department of Engineering.
675 676	15.5	Subdivisions consisting of fifteen (15) lots or more shall have at least two (2) points of access pursuant to Section 7.28 of the UDO.
677 678 679 680	15.6	Along the outside curve of streets, "eyebrows" are permitted as a non-dedicated public right-of-way. Eyebrows may be dedicated only upon approval by the Department of Engineering. An "eyebrow" shall be included for purposes of calculating a Lot's Street Frontage.
581 582 583 584 585 586	15.7	The rear or side façade of Dwellings on lots located adjacent to an arterial, parkway or collector street as designated on the Transportation Plan may face such thoroughfare provided the subdivision complies with the perimeter landscaping provisions set forth in Section 11.4 of this Ordinance and that the Dwelling complies with the applicable architectural standards set forth in Section 7 of this Ordinance.
687 688 689 690	15.8	Double frontage lots (through lots) shall only be permitted for lots within the District's interior and shall not be permitted for lots along the perimeter of the District. In the case of a through lot, a non-access easement shall be provided along the appropriate lot frontage.
591 592 593 594 595 596 597	15.9	Rear Lanes shall be permitted within the District and shall be subject to the following standards: (i) A Rear Lane shall be a perpetual easement or private way and shall not be dedicated to the public unless constructed to the City's standards prior to acceptance of dedication by the City; and (ii) Curbing is not required except at corners of intersections with other street types. At such corner locations, curbing shall be required for the corner radius ending at the intersection point of the radius and the path or sidewalk paralleling the intersecting street. A concrete apron may serve as point of termination for the curb.
699 700	15.10	In order to minimize the disturbance to drainage, floodplains, preservation areas and areas with geographical constraints: (i) the maximum cul-de-sac length shall

- not exceed eight hundred (800) feet; and (ii) cul-de-sacs shall terminate in a circular right-of-way with a minimum radius of fifty (50) feet.
  - 15.11 The minimum centerline radius shall be one hundred (100) feet for cul-de-sacs and one hundred and fifty (150) feet for all other internal roadways. Cul-de-sacs shall not qualify as a street jog; however, the minimum centerline offset from a cul-de-sac to a roadway shall be one hundred (100) feet.
  - 15.12 The drainage design for the District shall accommodate detention volume for: (i) the fully developed site; (ii) fifty percent (50%) of the fully developed thoroughfare plan right-of-way for the Real Estate's perimeter road frontages of Spring Mill Road; (iii) one hundred percent (100%) of the fully developed thoroughfare plan right-of-way for the Real Estate's remaining perimeter road frontages and (iv) the anticipated fully developed detention volume for parcel 17-09-34-00-00-020.000 (Cunningham property).
  - 15.13 Low Impact Development (LID) techniques shall be permitted as an environmental system to help attain water quality standards in conjunction with development of the storm water conveyance plan for the District. Examples of permitted systems include the use of bioswales, bioretention, rain gardens and/or permeable pavers.
  - 15.14 Section 7.13 (Flood Hazard Standards) of the UDO shall apply, where it would otherwise be applicable, to the District's floodplain areas. With respect to floodplain areas of the District and subject to approval by the County Surveyor's Office, filling shall be permitted, provided that mitigated floodplain storage is provided at a ratio of three (3) to one (1). Filling shall be permitted to accommodate vehicular and pedestrian crossings as well as accommodate pedestrian trails and other passive recreational amenities.
  - 15.15 A wetland delineation for the Real Estate shall be provided to the Engineering Department as a part of the DP approval process.
  - 15.16 Subject to approval by County Surveyor's Office, stormwater runoff generated within floodplain areas in the District shall be exempted from discharge limits outlined in the City's Stormwater Technical Standards Manual.
  - 15.17 Subdivision retention ponds should be naturalistic in design (e.g., not square or rectangular in shape) and landscaped with native vegetation along a minimum of fifty percent of the lake bank. Methods to prevent pond stagnation and natural water filtration and aeration methods should be considered. These methods, including the aeration of ponds, shall be reviewed on an individual basis with the Engineering Department to determine if such a system is warranted and appropriate.
  - 15.18 Subject to Section 12.5 of this Ordinance, no drainage easement or a combination drainage and utility easement shall be located within a tree preservation easement. Landscaping within drainage easements shall be permitted, except within five (5) feet of a swale's flowline and ten (10) feet from a storm sewer pipe; however, such

- 740 landscaping may be at risk subject to the drainage easement's provisions for 741 removal and subject to the property's Declaration(s) of Covenants for replacement.
  - 15.19 Stormwater quality/quantity treatment may be constructed in Open Space and within the public rights-of-way; however, any detention or water quality measures within the public right-of-way shall first be approved by the Department of Engineering. To this extent, natural drainage corridors should be used to the fullest extent reasonable and stormwater should be conveyed in open channels rather than an enclosed storm sewer system wherever practical. The natural drainage corridors should be preserved with Building setbacks. Maintenance of any detention / water quality features installed by the Developer, its successors or assigns in the public right-of-way shall be maintained by the Developer and subsequent property owners' association, or lot owners within the Real Estate in perpetuity. The City shall not be responsible for the maintenance of such facilities.
    - 15.20 Stormwater detention facility designs shall incorporate a 5:1 slope surrounding the pond extending ten (10) feet into the pond from the normal pool line and without safety ledges, pursuant to the Hamilton County Drainage Standard Details (Option 3).
    - 15.21 Stormwater detention facility access from the public right-of-way shall be provided by a twenty (20) foot wide easement. The 5:1 slope around the pond shall serve as the access to the pond without requiring ramps.
    - 15.22 No minimum water area for stormwater detention facilities with permanent pools or containing permanent lakes shall be required, rather, the size of each facility shall be determined by the calculated capacity required for the post-developed basin area and that can maintain the minimum required cross section and depth. See also Section 14.15 of this Ordinance. The extent of the water area shall be approved by the Engineering Department. Additional measures to offset potential water quality issues due to proposed water area sizes may be required, such as pond diffuser aerators.
    - 15.23 A minimum twenty (20) foot wide stormwater easement shall be permitted for any easement containing an eighteen (18) inch diameter pipe or smaller and/or no pipe. Approval of this width is contingent on the approval of the Engineering Department, on a case by case basis. The City's Stormwater Technical Standards Manual minimum easement size shall apply in all other instances, including emergency overflow swales and bypass storm drainage.
    - 15.24 All new channels, drain tiles equal to or greater than twelve (12) inches in diameter, inlet and outlet structures of detention and retention ponds, and appurtenances thereto as required by the City's Stormwater Technical Standards Manual, that are installed in subdivisions requiring a stormwater management permit from the City of Carmel shall be contained within a minimum twenty (20) feet of drainage easement (10 feet from centerline on each side) and shown on the recorded plat.

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780 781				s refer to all sub- surface stormwater piping, tubing, tiles, manholes, asins, risers, etc.
782 783 784 785 786	15.25	cross s These	streets and shall be to app	ry sewer laterals are proposed in a common trench where laterals and a single water lateral to a double meter pit on alternating lot lines. reviewed and approved at the time of development plan approval, roval by the Department of Engineering and the applicable utility
787 788 789 790	15.26	as here point s	ein requi shall coir	nd Markers. Monuments and markers shall be set by the subdivider red. Said monuments and markers shall be placed so that the marked noide exactly with the intersection of lines to be marked and shall be top of the monument or marker is level with the finished grade.
791 792 793		A.	minim	ter boundary monuments shall consist of capped rebars with am dimensions of twenty-four (24) inches in length and 5/8-inch in er. Said monuments shall be set:
794 795				At the intersections of all lines forming angles in the boundary of the subdivision.
796 797			· /	At the intersections of all lines forming angles in the boundary of the section, if the subdivision is platted by sections.
798 799 800 801		В.	in lengt	nents to be placed in streets shall be of aluminum, twelve (12) inches th, one-half-inch (½") minimum diameter with one and one-half-inch minimum diameter head, set vertically in place. Said monuments e set:
802			(i)	At the intersection of all street centerlines.
303			(ii)	At the beginning and ending of all curves along street centerlines.
804 805 806 807		C.	shall b	ection, half section or quarter section monument located in a street e re-established by the Hamilton County Surveyor and shall be ed with an Indiana State Highway Department standard monument
808 809 810		D.	twenty-	rs shall consist of capped rebars with minimum dimensions of four (24) inches in length and 5/8-inch in diameter. Said markets e set at all lot corners and bends in property lines.
811 812 813 814 815		E.	indicati existing accorda	bdivider shall submit two (2) copies of the plat of the subdivision ing the placement of all monuments and markers installed or g. Said plat shall be certified by a Registered Land Surveyor, in ance with State Statutes and licensed to do business in the State of a and approved by the Commission.

15.27 No construction traffic shall enter or exit the site from Otto Lane. Developer shall post signs to such effect at the intersection of Springmill Road and Hamlet Boulevard and Otto Lane and Hamlet Boulevard. Developer shall ensure all construction material from its contractors' activities is kept on the site in a neat and orderly fashion. Developer shall also include provisions within homebuilders' contracts that require builders to (i) maintain their construction site in a neat and orderly manner, (ii) providing appropriate construction debris containers, (iii) clean-up any materials that are disbursed through the site due to wind or other cause and (iv) clean the streets of any mud or dirt from their construction activities.

### Section 16. Owners' Association and Declaration(s) of Covenants.

- 16.1 Declarations of Covenant(s) shall be prepared by the Master Developer and recorded with the Recorder of Hamilton County, Indiana. There may be multiple Declaration(s) of Covenants applicable to different portions of the Real Estate, and multiple corresponding Owners' Association(s).
  - Owners' Association(s) shall be established and responsible for the ongoing upkeep and maintenance of any privately-owned common grounds, structures, signs, etc., as outlined in the association documents and any other specific development improvements noted as their responsibility in this Ordinance.
  - 16.3 The Declaration(s) of Covenants for the District shall include a statement substantially similar to the following: "No person, group of persons or entity, other than the Developer, shall own more than one (1) Attached Dwelling."
  - The Declaration(s) of Covenants shall establish a Design Review Committee ("DRC"). The organization and procedures of the DRC shall be set forth in the Declaration(s) of Covenants. There may be a separate DRC for each Owners Association(s) or a single DRC for multiple Owners' Association(s). The DRC shall be established to review and approve all proposed residential development within the District, as well as any proposed changes to an existing Dwelling. Therefore, a letter of support from the DRC shall accompany any City of Carmel Building Permit application for the construction or modification of a structure.
  - 16.5 Owners Association(s) Reserve Fund. The Owners Association(s) shall establish and maintain a reserve account separate from its operating account to fund replacement and repair of common area improvements (e.g., pools, community buildings, furniture, pathways, entry monuments, wall, fencing, landscaping) and the Declaration(s) of Covenants shall provide the funding mechanisms through homeowner dues, assessments or other means to adequately fund the projected repair and replacement costs over time based upon the expected useful life of all major common improvements.

#### Section 17. Development Plan Approval.

17.1 Approval or Denial of Plats and Final Development Plan.

- With respect to any portion of the Real Estate other than the areas on which A. lots are developed for Single-Family Dwellings, the platting into smaller sections shall be permitted, but shall not be required in order to divide the Real Estate into smaller areas for purposes of conveying title to a parcel or creating separate tax parcels. The creation of smaller parcels for the purpose of conveying title or creating separate tax parcels shall not create property lines to which setbacks or any other standards of this Ordinance shall be applied, provided that development of the parcels shall conform to an approved Development Plan.
  - B. Primary (preliminary) and secondary (final) platting shall be required with respect to any portion of the Real Estate on which lots are developed for Single-Family or Two-Family Dwellings. All secondary plats for any portion of the Real Estate shall be approved administratively by the Department and shall not require a public hearing before the Plan Commission, so long as the proposed secondary plat substantially conforms to the approved primary plat.
  - C. No ADLS Approval shall be required with respect to Single-Family or Two-Family Dwellings and associated accessory dwellings, accessory structures, landscaping, lighting, and signage. All Buildings and associated parking, landscaping, lighting and signage for Multiple-Family Dwellings, Townhouses, and Commercial Buildings shall require DP/ADLS Approval.
  - D. If there is a Substantial Alteration in the approved DP/ADLS or primary plat, review and approval of the amended plans shall be made by the Plan Commission, or a committee thereof, pursuant to the Plan Commission's Rules of Procedure. Minor Alterations and Material Alterations may be approved by the Director.
  - E. The Director shall have the sole and exclusive authority to approve without conditions, approve with conditions, or disapprove the final Development Plans and/or Secondary Plats (collectively, the "FDP") for the Real Estate; provided, however, that approval shall not be unreasonably withheld or delayed if the FDP is in substantial conformance with the corresponding approved DP/ADLS and/or primary plat and is in conformance with the Development Requirements. If the Director disapproves any FDP, the Director shall set forth in writing the basis for the disapproval and schedule the request for approval of the FDP for a hearing before the full Plan Commission.
  - 17.2 Master Developer and Design Review Committee Consent.
    - A. A written consent by the Master Developer or its assigns shall accompany any permit or approval request pertaining to the Real Estate by a Developer, user, owner, or tenant. Permits or approvals may include, but are not limited to:

896 897		(i)	Improvement Location Permit for any improvements within the District;
898		(ii)	Sign permit for any signs within the District;
899		(iii)	Building permits for any Buildings within the District;
900 901		(iv)	DP/ADLS, or primary or secondary plat approval for any part of the District; and
902 903 904		(v)	Any text amendment or other variations to the terms and conditions of this Ordinance (e.g., request for a modification to Development Requirements).
905 906 907		from	ter of support for construction or modification of a residential structure the Design Review Committee shall accompany any building permit cation.
908	Section 18.	Violations a	nd Enforcement.
909 910 911 912 913 914 915 916	18.1	conditions ar variances, sp governed by	ment of any violations of this Ordinance, including violations of and safeguards established in connection with the granting of subsequent pecial uses or Development Plan approvals, shall be subject to and the authority and procedures set forth in the UDO, including Article DO, which shall apply.
917 918 919	[TH	E REMAIND	ER OF THIS PAGE INTENTIONALLY LEFT BLANK; EXHIBIT PAGES FOLLOW.]
920			

921	Section 19. School	lule of Exhibits.
922	Exhibit A	Real Estate
923	Exhibit B	Conceptual Plan
924	Exhibit C	Use Table
925	Exhibit D	Detached Residential Architectural & Design Standards
926	Exhibit E	Attached Residential Architectural & Design Standards
927	Exhibit F	Neighborhood Commercial Architectural & Design Standards
928	Exhibit G	Empty-Nester / Active Adult Standards for Single-Family Homes
929	Exhibit H	Character Exhibits
930	Exhibit H-1	Open Space Character Images
931	Exhibit H-2	Residential Character Images - Single-Family Homes
932	Exhibit H-3	Residential Character Images - Townhomes
933	Exhibit H-4	Neighborhood Commercial Character Images
934	Exhibit H-5	Signage & Monumentation Character Images
935	Exhibit I	Conditions to Enactment of Ordinance Z-653-20
936		

### EXHIBIT A | REAL ESTATE

#### LEGAL DESCRIPTION

937 938

The land referred to in this Commitment, situated in the county of Hamilton, state of Indiana, is described as follows:

941 942

Part of the Southeast Quarter of Section 34, Township 18 North, Range 3 East, Clay Township, Hamilton County, Indiana, more particularly described as follows:

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Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence South 89 degrees 37 minutes 50 seconds West (assumed bearing) a distance of 630.77 feet along the South line of said Southeast Quarter to a Southwest corner of the 1.84 acre parcel owned by Emma Lou Cunningham et al as recorded in Inst. No. 2014-030597, in the Office of the Recorder, Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence South 89 degrees 37 minutes 50 seconds West a distance of 440.00 feet along said South line to Southeast corner of the land owned by James E. Noland Jr. et ux as recorded in Inst. No. 91-030071, in said Recorders Office; thence North 00 degrees 11 minutes 07 seconds East a distance of 986.00 feet along the East line said land described in Inst. No. 91-030071 to the Southwest corner of the 0.138 acre parcel owned by Billy Creek Associates, L.P. as recorded in Inst. No. 92-025467, in said Recorders Office; thence the next two (2) courses are along the boundary of said 0.138 acre parcel: (1) North 00 degrees 10 minutes 39 seconds East a distance of 1.65 feet; (2) North 89 degrees 22 minutes 45 seconds East a distance of 198.69 feet to a point on the South line of Common Area #28 in Jackson's Grant on Williams Creek, Section 5, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 2017-054815, Plat Cabinet 5, Slide 758, in said Recorders Office; thence South 89 degrees 39 minutes 47 seconds East a distance of 824.62 feet along said South line to the West line of the 1.141 acre parcel owned by City of Carmel as recorded in Deed Inst. No. 2012-022601, in said Recorders Office; thence the next four (4) courses are along the boundary of said 1.141 acre parcel: (1) South 00 degrees 20 minutes 09 seconds West a distance of 841.94 feet; (2) South 52 degrees 41 minutes 59 seconds West a distance of 127.20 feet; (3) South 81 degrees 05 minutes 59 seconds West a distance of 101.12 feet; (4) South 86 degrees 37 minutes 17 seconds West a distance of 189.40 feet to the East line of said 1.84 acre parcel; thence the next two courses are along the boundary of said 1.84 acre parcel: (1) North 00 degrees 20 minutes 14 seconds East a distance of 384.29 feet; (2) South 89 degrees 38 minutes 20 seconds West a distance of 192.31 feet along the North line and the North line prolonged of said 1.84 acre parcel to a corner of the 12.422 acre parcel (Parcel 1) owned by Billy Creek Associates as recorded in Inst. No. 92-022718, in said Recorders Office; thence South 00 degrees 11 minutes 07 seconds West a distance of 419.37 feet along an East line of said 12.422 acre parcel to the place of beginning, containing 20.728 acres, more or less.



P = Permitted Use   A = Accessory Use   SU = Special Use   "Blank" = Prohibited Use			
PERMITTED USE	Detached Residential	Attached Residential	Neighborhood Commercial
<b>Residential Uses</b>			
Single-Family Dwelling	P	P	
Two-Family Dwelling		P	
Multiple-Family Dwelling		P	
Apartments			
Townhouses		P	P
Accessory Dwelling	P	P	P
Mobile Home Court			
Attached Dwelling		P	P
Home Occupation	A	A	P
Residential Kennel	A	A	
Bed & Breakfast Inn			P
Model Home	P	P	
Guest House	A		
Bona Fide Servants	A	A	
Quarters			
Boarding or Lodging			
House			
Nursing/Retirement/			
Convalescent Facility			
Private Swimming Pool,	A		
etc.			
Office Uses			
Clinical or Medical Health			P
Center			
Research Laboratory or			
Facility			D
General Offices			P
Professional Offices			P
Hospice Taxilita			
Training Facility			D
Medical Offices			P
<b>Institutional Uses</b>			
Church, Temple, or Place	SU	SU	P
of Worship	50	30	1
Hospital			
Library			P
Penal or Correctional			1
Institution			
Post Office			P
Power Generating Plant			1
Public Service Facility	P	P	P
1 done betvice I denity	1	1	1

P = Permitted Use   A = Accessory Use   SU = Special Use   "Blank" = Prohibited Use			
PERMITTED USE	Detached Residential	Attached Residential	Neighborhood Commercial
Commercial Sewage or			
Garage Disposal Plant			
Water Management & Use			
Facility			
<b>Educational Uses</b>			
School, Trade or Business			P
College or University			P
Day Nursery or Daycare			P
Kindergarten/Preschool			P
School of General			P
			P
Elementary or Secondary Education			
Education			
Retail and Service Uses			
General Retail Sales			P
Lumber/Building			1
Materials Sales (Enclosed)			
General Personal Services			P
Automobile Service			Γ
Station			
Automobile/Boat Sales			
Automobile/Truck Repair			
(Indoor)			
Manufactured Housing			
Sales			
Car Wash			
Commercial Kennel			
Dry Cleaning			
Establishment (w/on-site			
plant)			
Dry Cleaning			P
Establishment (w/o on-site			Γ
plant)			
Equipment Sales/Repair			P
(Indoor)			1
Financial Institution			P
Automated Teller			P
Machine (ATM), Walk-			1
Up Only			
Food Stand			P
Funeral Home, Mortuary,			1
Crematory			
Roadside Sales Stand			
Self-Service Laundry			
Bell-Belvice Lauliury			

P = Permitted Use   A = Accessory Use   SU = Special Use   "Blank" = Prohibited Use			
PERMITTED USE	Detached Residential	Attached Residential	Neighborhood Commercial
Sexually Oriented			
Business			
Tattoo Studio			
Veterinary Hospital			
(w/ Commercial Kennel)			
Veterinary Hospital			
(w/o Commercial Kennel)			
Wholesale Sales			
Cultural and Entertainme	nt Uses		
Art Gallery			P
Art & Music Center			P
Carnivals, Fairs, Circuses,			SU
etc.			
Hotel			
Hotel (full service)			
Indoor Theater			
Outdoor Theatre			
Catering Establishment			P
Restaurant			P
(w/o drive thru food sales)			
Restaurant			
(w/ drive thru food sales)			
Meeting or Party Hall			
Museum			P
Stadium or Coliseum			
Tavern/Night Club			
Industrial Uses			I
Borrow Pit/Top Soil			
Removal & Storage			
Heavy Industrial			
Sanitary Landfill, Junk			
Yard, Salvage Yard			
Light Industrial			
Storage and/or			
Warehousing, Indoor			
Storage and/or Warehousing Outdoor			
Warehousing, Outdoor			
Storage or Sale of Petroleum Products			
Coke Ovens, Brick Yards,			
Kilns, Open Hearth, or			
Blast Furnace			
Light Manufacturing			
2.511t Wallaractaring			

P = Permitted Use   A = Accessory Use   SU = Special Use   "Blank" = Prohibited Use			
PERMITTED USE	Detached Residential	Attached Residential	Neighborhood Commercial
Mineral, Sand, or Gravel			
Extraction Operations			
Printing/Publishing			
Establishment			
Storage or Distribution Facility			
Wholesale Facility			
Heavy Manufacturing			
5 8			
Agricultural Uses			
Commercial Greenhouse			
Raising/Breeding of Non-			
Farm or Exotic Animals			
Feed Store			
Plant Nursery	SU	SU	
Grain Elevator	20		
General or Urban	P	P	
Agriculture (Farm)	1	1	
Horse Farm			
11013C 1 dilli			
Recreational Uses			
Commercial Recreational			P
Facility, Indoor			1
Commercial Recreational			
Facility, Outdoor			
Community Amenities	P	P	P
Community Center	P	P	P
Country Club	SU	1	1
Golf Course	30		
Health/Fitness Facility			
Open Space	P	P	P
* *	Г	Γ	Γ
Private Club or Lodge Private Recreational			P
			P
Facility  Diding Stable			
Riding Stable	P	P	D
Park, Public	P	P P	P
Shooting Gallery (indoor			
or outdoor)			
Missallansans			
Miscellaneous	D	ח	Th.
Artificial Lake or Pond	P	P	P
Cemetery			
Historic Site			
Temporary Uses			
Construction Facility	P	P	P

P = Permitted Use   A = Accessory Use   SU = Special Use   "Blank" = Prohibited Use			
PERMITTED USE	Detached Residential	Attached Residential	Neighborhood Commercial
Display, Outdoor			
Model Home	Р	P	P
Sales, Outdoor			
Sales, Seasonal Outdoor			
Special Event, Outdoor	P	P	P
Transportation and Comn	nunication Uses		
Antenna ¹	SU	SU	SU
Collocated Antenna	Р	P	
Radio and/or Television Studio			
Radio/Television			
Transmission Antenna			
Radio/Television			
Transmission Tower			
Tower			
Wireless			SU
Telecommunication			
Antenna			
Wireless			
Telecommunication			
Service Tower			
Motor Bus or Railroad			
Passenger Station			
Private Airplane			
Landing/Service Facility			
Private Helicopter			
Landing/Service Facility			
Commercial Parking Lot			
Private Parking Area	A	A	A
Truck Stop			

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¹ If visually integrated with or camouflaged on or within a structure other than a tower (such as a chimney stack, church spire, light standard, monument, power line support, or water tower).

# EXHIBIT D | DETACHED RESIDENTIAL ARCHITECTURAL & DESIGN STANDARDS

981 982	Section 1.	<u>Character Exhibits.</u> Character illustrations indicating conceptually the intended architecture and appearance of Dwellings are provided in the Character Exhibits.	
983 984 985 986 987	Section 2.	Exterior Building Materials. Permissible materials include the following: (i) Brick; (ii) Cedar; (iii) Stone; (iv) Stucco; (v) EIFS or dryvit; (vi) Architectural metals, such as copper or Cor-Ten; and (vii) Fiber cement. Vinyl and aluminum siding shall be prohibited. Stucco, EIFS, and dryvit shall only be used a minimum of eight (8) feet above grade and/or limited to trim or accent areas.	
988	2.1	Masonry Requirements. The following shall apply:	
989 990 991 992		A. Dwellings located on a Lot adjacent to the perimeter of the Real Estate shall be required to have Masonry as an exterior siding material on all facades in an amount equivalent to the first floor surface area (exclusive of windows, doors, and other openings).	
993 994 995 996 997		B. Dwellings shall be required to have Masonry as an exterior siding material on the front façade in an amount equivalent to the first floor surface area (exclusive of windows, doors and other openings) of the front façade. This requirement may be modified for a Dwelling with a Historical Architectural Style, as determined by the Department.	
998 999 1000		C. All Dwellings shall have at least a Masonry water table a minimum of eighteen (18) inches tall above grade on all facades. No exposed foundation shall be permitted.	
1001 1002		D. All exterior chimneys shall be constructed of Masonry. This does not apply to direct vent or interior fireplaces which protrude through the roof.	
1003	Section 3.	Rooflines.	
1004 1005 1006	3.1	Permissible roof materials shall include architectural-grade, dimensional shingles; clay; slate; wood shingles; wood shakes; and metals. Green roofs are encouraged, as are recycled materials. Three-tab shingles shall not be permitted.	
1007 1008	3.2	A twelve (12) inch overhang on all eaves, as measured from the framing and not including gutters, is required.	
1009 1010 1011	3.3	If dormers are used, at least one (1) window or decorative louver per dormer is required. Dormers and gables must have details such as attic bands, windows, and/or decorative attic vents.	
1012	3.4	Ridge vents shall be required.	
1013 1014 1015	3.5	Minimum roof slope shall be 6 (vertical units): 12 (horizontal units) for primary roofs. Secondary roofs (e.g., porches, bays, garages, dormers) may have a lower pitch.	

### EXHIBIT D | DETACHED RESIDENTIAL ARCHITECTURAL & DESIGN STANDARDS

#### Section 4. Windows.

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1017 4.1 Habitable rooms, such as bedrooms and living rooms, shall have operable windows 1018 with screens to take advantage of natural cross-ventilation. Two story homes shall 1019 have a minimum of three (3) windows per façade. A minimum of two (2) windows 1020 shall be located on the first level and a minimum of one (1) window shall be located on the second level. Single story homes shall have a minimum of two (2) windows 1022 per facade on the first level. Required windows shall each be a minimum of four 1023 (4) square feet in total size. A vent may be substituted for a window on a gable. 1024 Additionally, homes on the lots marked with an asterisk on the Conceptual Plan below (the "Homes"), shall provide at least one (1) item from the following list on 1025 1026 the side of the Home adjacent to a common area or street:

A. an additional window,

B. a vent in the attic gable end,

C. two different types of siding,

D. first floor masonry,

E. a garage service door with window, or

F. a corner break on the side elevation, and

the garage door(s) of the Homes shall not be visible directly from the main east west street nor from any adjacent common area.



#### EXHIBIT D | DETACHED RESIDENTIAL ARCHITECTURAL & DESIGN STANDARDS

1036 1037	4.2	Windows shall be wood, vinyl-clad wood, vinyl, aluminum-clad wood, or painted metal.	
1038 1039 1040	4.3	All windows shall be fully framed and trimmed unless adjacent to shutters or set into a masonry plane. Window trim shall be a minimum of nominal one (1) by four (4) inch size.	
1041	4.4	Shutters shall match in size the windows they are intended to cover.	
1042	Section 5.	Garage Placement & Doors.	
1043 1044 1045	5.1	All garages shall be designed as an integral part of the architecture of the dwelling, with regards to materials, trim, and detail. Detached garages shall incorporate compatible massing and scale with regards to the primary residence.	
1046	5.2	A minimum two (2) car garage shall be required per Dwelling.	
1047 1048 1049 1050 1051 1052 1053	5.3	Pursuant to Section 5.02 of the UDO, the combined square footage of the Ground Floor Area of a Private Garage and/or Accessory Building shall not exceed seventy-five (75) percent of the Ground Floor Area of the Principal Building, except that a detached garage, which is the only Accessory Building on the lot, may equal the maximum dimensions of twenty-four (24) by thirty (30) feet provided that the Ground Floor Area of the garage is less than or equal to the Ground Floor Area of the Principal Building.	
1054 1055	5.4	Garages shall be side-, rear-, or court-loading on lots greater than ninety (90) feet in width.	
1056 1057 1058 1059 1060 1061 1062	5.5	Lots smaller than ninety (90) feet in width shall be permitted to have front-loading garages; however, the front facing garage door width shall be no more than forty-eight percent (48%) of the total front façade width. The garage wall and door of a front-load garage shall be offset a minimum of six (6) feet from the front of the porch or the primary front facade of the house, if no porch is present. Covered entryways less than eight (8) feet in width shall be considered stoops and shall not be considered porches for the application of this section.	
1063 1064 1065 1066 1067	5.6	Garage doors shall have raised panels or other decorative panels (e.g., window panels, carriage style panels, and decorative hardware). All front-loading garage doors shall: (i) be insulated or solid; (ii) have raised panels or other decorative panels (e.g., window panels, carriage style panels, and decorative hardware); and (iii) be painted to match the Dwelling's trim or siding color.	
1068	Section 6.	Chimneys.	
1069 1070 1071	6.1	Full-height chimneys are required when exterior fireplaces are present. Shed-style or cantilevered chimneys shall only be permitted on the rear elevation of homes with basements.	

#### EXHIBIT D | DETACHED RESIDENTIAL ARCHITECTURAL & DESIGN STANDARDS

1072	6.2	Direct vent chimneys shall be permitted.	
1073	Section 7.	Entryways & Porches.	
1074 1075	7.1	Porches and/or entryways shall be clearly defined and shall be visible as the main focus of the front façade.	
1076 1077	7.2	Porches and/or entryways shall be delineated by such elements as pilasters, sidelights, columns, railings, etc.	
1078 1079 1080 1081 1082 1083 1084 1085	7.3	7.3 Homes of craftsman architectural style and other homes designed with cover front porches eight (8) feet in width or greater shall have an area six (6) feet in depand eight (8) feet wide and a minimum area of 48 square feet, to allow sufficie room for furniture. Homes without porches as described above shall be of architectural style such as Classical, Greek Revival, Colonial Revival, Fren Eclectic and Tudor that commonly do not include front porches. However, su homes shall include a stoop of a minimum of five (5) feet wide and four (4) feedeep and a minimum area of 20 square feet.	
1086 1087	7.4	Porches & entryways shall be in scale with the rest of the house and shall be architecturally appropriate.	
1088 1089 1090 1091	7.5	A sidewalk shall directly link from the public sidewalk to the front porch or stoop. Homes with courtyard garages where the driveway abuts the front porch or stoop, homes with circular driveways or in cases where physical impediments make it impractical are exceptions from this requirement.	
1092 1093 1094 1095	Section 8.	<b>Driveways.</b> Driveways shall be concrete, stamped concrete, brick, porous concrete, or stone or pervious pavers. If a roadway is curbed, then the portion of the driveway within the public right-of-way shall be concrete pursuant to Carmel City Code §6-227(h)(6).	
1096 1097 1098 1099	Section 9.	Streetscape Diversity. Neighborhoods shall promote streetscape diversity through varied elevations; the same Building elevation shall not be constructed for one (1) lot on each side of the subject lot on the same side of the street and for three (3) lots across the street from the subject lot. (Please refer to the illustration below.)	

# EXHIBIT D | DETACHED RESIDENTIAL ARCHITECTURAL & DESIGN STANDARDS

1101

1102 Section 10. Corner Breaks. Each Dwelling shall have a minimum of two (2) corner breaks on the front and rear façades (in addition to the outside corners of the Dwelling). The inside and outside corners of a covered porch or the inside and outside corners of any projection with a height of no less than six (6) feet shall count toward this requirement.

## EXHIBIT E | ATTACHED RESIDENTIAL ARCHITECTURAL & DESIGN STANDARDS

1107 1108	Section 1.	<u>Character Exhibits.</u> Character illustrations indicating conceptually the intended architecture and appearance of Dwellings are provided in the Character Exhibits.
1109	Section 2.	Site Design.
1110	2.1	The site design shall be context-sensitive with regards to existing natural features.
1111 1112	2.2	Site access and internal circulation shall promote safety, efficiency, and convenience.
1113	2.3	On-street parking shall be permitted on the Real Estate's internal streets and drives.
1114 1115 1116	2.4	Townhouses will be designed for active-adult/empty-nesters and young professionals to provide for a wide variety of options, encourage neighborhood diversity and to create diversity in architecture and Building scales.
1117 1118	2.5	Multi-story Buildings shall have a variable orientation and/or varied front setback along Spring Mill Road.
1119 1120 1121	2.6	No attached dwellings shall be permitted within 200' of the western property line nor within 200' of the 116 th Street ROW west of parcel 17-09-34-00-00-020.000 (Cunningham Property).
1122	2.7	A sidewalk shall directly link from the public sidewalk to the front porch or stoop.
1123	Section 3.	Building Design and Mass.
1124	3.1	No more than five (5) Dwellings attached shall be permitted per Building.
1125 1126 1127 1128	3.2	Buildings shall be compatible with their surroundings with regards to height, mass, roof pitch, and scale. Buildings of varying sizes and styles are encouraged to provide for a variety of housing types and to create diversity in architecture and building scales.
1129 1130	3.3	Buildings shall provide visual interest, through the use of details, trim, and a variety of materials. Please refer to Exhibit I-3 for Character Images.
1131 1132 1133 1134	3.4	Entryways shall be visually distinct. Individual entries, porches, balconies and/or outdoor spaces are encouraged on the front and/or rear of the Buildings to add visual interest and provide a transition between the public, common areas of the Building and the private areas.
1135 1136 1137	3.5	Walls shall not have unbroken planes greater than sixty (60) feet in length. Units within Buildings may be differentiated by plane and material changes, and separate entrances.

#### EXHIBIT E | ATTACHED RESIDENTIAL ARCHITECTURAL & DESIGN STANDARDS

1138 1139 1140	3.6	Mechanical equipment shall be screened with landscaping to minimize the visibility of the equipment while still allowing for the equipment to properly ventilate and function.	
1141 1142 1143 1144 1145 1146 1147	Section 4.	Exterior Building Materials. Exterior materials shall be durable and of high quality, such as Masonry, face brick and stone, architectural metals (e.g., copper or Cor-Ten), and high-quality siding of wood or fiber-cement. Materials such as thin layer synthetic stucco or EIFS products should only be used a minimum of eight (8) feet above grade, unless otherwise approved by the Plan Commission as appropriate for the proposed architectural style. Vinyl and aluminum siding shall be prohibited.	
1148 1149 1150 1151	4.1	Attached Residential Masonry Requirements. All Attached Residential Buildings shall be required to have Masonry as an exterior siding material on all facades in an amount equivalent to the first floor facade (exclusive of windows, doors, and other openings).	
1152	Section 5.	Rooflines.	
1153	5.1	Roof forms shall harmonize with the architectural style of the Building.	
1154 1155 1156 1157 1158 1159	5.2	Permissible materials shall include architectural-grade, dimensional shingles; clay; slate; wood shingles; wood shakes; and metals. Green roofs are encouraged, as are recycled materials. Flat roofs with rubber membrane or other appropriate material are permissible. Three-tab shingles shall not be permitted unless otherwise determined by the Director or Plan Commission to be appropriate with the proposed architectural style at the time of development plan approval.	
1160	5.3	Rooflines shall not have unbroken lines greater than sixty (60) feet in length.	
1161 1162 1163 1164	5.4	Flat roofs shall be permitted; however, if pitched roofs are incorporated, then the minimum roof slope shall be 6 (vertical units): 12 (horizontal units) for primary roofs. Secondary roofs (e.g., porches, bays, garages, dormers) may have a lower pitch.	
1165	Section 6.	Windows.	
1166 1167 1168 1169	6.1	There shall be a minimum of two (2) windows per exposed facade, per level. Half stories are permitted to have one (1) window. Required windows shall each be a minimum of four (4) square feet in total size. A vent may be substituted for a window on a gable.	
1170 1171	6.2	Windows shall be wood, vinyl-clad wood, vinyl, aluminum-clad wood, or painted metal.	

## EXHIBIT E | ATTACHED RESIDENTIAL ARCHITECTURAL & DESIGN STANDARDS

1172 1173 1174	6.3	All windows shall be fully framed and trimmed unless adjacent to shutters or set into a masonry plane. Window trim shall be a minimum of nominal one (1) by four (4) inch size.			
1175	6.4	If used, shutters shall match in size the windows they are intended to cover.			
1176	6.5	Skylights and light wells in internal corridors are encouraged when practical.			
1177	6.6	Windows should be staggered to preserve privacy.			
1178 1179 1180	6.7	Additionally, the end units on buildings with side elevations adjacent to a public street, shall provide at least one (1) item from the following list on the side of the Townhome adjacent to the street:			
1181 1182 1183 1184 1185 1186		<ul> <li>A. two (2) additional windows (a decorative vent in a gable end may be substituted for a window),</li> <li>B. two different types of siding materials,</li> <li>C. a bay or bump-out window,</li> <li>D. a corner break on the side elevation,</li> <li>E. full masonry on the side.</li> </ul>			
1187 1188	6.8	The rear of the units shall have a minimum of two (2) windows and one of the following features:			
1189 1190 1191 1192		<ul> <li>A. garage door windows (if not used for Section 7),</li> <li>B. offset horizontal plane,</li> <li>C. full masonry,</li> <li>D. two different types of siding material.</li> </ul>			
1193 1194 1195 1196	Section 7.	Garage Placement & Doors. All garage doors shall: (i) be insulated or solid; (ii) have raised panels or other decorative panels (e.g., window panels, carriage style panels, and decorative hardware); and (iii) be painted to match the Dwelling's trim or siding color.			
1197 1198 1199 1200 1201	Section 8.	Corner Breaks. Each Dwelling shall have a minimum of two (2) corner breaks on the front and rear façades (in addition to the outside corners of the Dwelling). The inside and outside corners of a covered porch or the inside and outside corners of any projection with a height of no less than six (6) feet shall count toward this requirement.			
1202 1203 1204 1205 1206 1207	Section 9.	Streetscape Diversity. Neighborhoods shall promote streetscape diversity through varied elevations, building materials and colors. No units within a building shall have the same combination of elevation, building material and color palate. No side by side adjacent buildings or buildings directly across the street from one another shall have the same combination of front elevation pattern, materials and color palate.			

#### EXHIBIT F | NEIGHBORHOOD COMMERCIAL ARCHITECTURAL & DESIGN STANDARDS

1208 1209	Section 1.	<u>Character Exhibits.</u> Character illustrations indicating conceptually the intended architecture and appearance of Buildings are provided in the Character Exhibits.
1210	Section 2.	Site Design.
1211	2.1	The site design shall be context-sensitive with regards to existing natural features.
1212 1213	2.2	Site access and internal circulation shall promote safety, efficiency, and convenience.
1214 1215	2.3	Buildings abutting Springmill Road shall have finished façades facing Springmill Road.
1216	2.4	Pedestrian connectivity to the surrounding residential area shall be required.
1217	2.5	Public open space will be integrated into the site design.
1218	Section 3.	Building Design and Mass.
1219 1220	3.1	The entire neighborhood commercial structure shall be limited to 20,000 square feet of commercial use.
1221	3.2	No individual retail tenant shall exceed 5,000 square feet.
1222 1223 1224 1225	3.3	Buildings shall be compatible with their surroundings with regards to height, mass, roof pitch, and scale. No buildings shall exceed 35' in height. All commercial buildings shall be a minimum of 18' tall to top a parapet. Buildings of varying sizes and styles are encouraged to create diversity in architecture and building scales.
1226 1227	3.4	Buildings shall provide visual interest, through the use of details, trim, and a variety of materials.
1228 1229 1230	3.5	Entryways shall be visually distinct. Individual entries and/or outdoor spaces are encouraged on the front and/or rear of the Buildings to add visual interest and provide a transition between the public, private and common areas of the Building.
1231 1232 1233	3.6	Walls shall not have unbroken planes greater than one hundred (100) feet in length. Units within Buildings may be differentiated by plane, material changes, and separate entrances.
1234 1235 1236 1237	3.7	Mechanical equipment shall be screened from public view while still allowing for the equipment to properly ventilate and function. If mechanical equipment is installed on the roof, then it shall be screened by a parapet or other screening systems.
1238 1239	Section 4.	Exterior Building Materials. Exterior materials shall be durable and of high quality, such as masonry, pre-cast concrete, concrete block, face brick, poured

#### EXHIBIT F | NEIGHBORHOOD COMMERCIAL ARCHITECTURAL & DESIGN STANDARDS

1240 1241 1242 1243 1244 1245 1246		concrete, split face, scored split, scored smooth, or fluted masonry units, Quick Brick (brick look type Concrete Masonry Units), architectural metals (e.g., copper or Cor-Ten), and high quality fiber cement siding. Materials such as thin layer synthetic stucco or EIFS products shall only be used a minimum of eight (8) feet above grade and shall constitute less than 25% of the exterior of the building, unless otherwise approved by the Plan commission as appropriate for the purposed architectural style. Vinyl and aluminum siding shall be prohibited.
1247	Section 5.	Rooflines.
1248	5.1	Roof forms shall harmonize with the architectural style of the Building.
1249 1250 1251 1252	5.2	Permissible materials for pitched roofs shall include architectural grade, dimensional shingles, clay, slate, wood shingles, wood shakes, and metals. Rubber and other commonly acceptable materials are acceptable on flat roofs. Green roofs are encouraged, as are recycled materials. Three-tab shingles shall not be permitted.
1253 1254	5.3	Rooflines shall not have unbroken lines greater than one hundred (100) feet in length.
1255		

#### EXHIBIT G | EMPTY-NESTER / ACTIVE ADULT STANDARDS FOR SINGLE-FAMILY HOMES

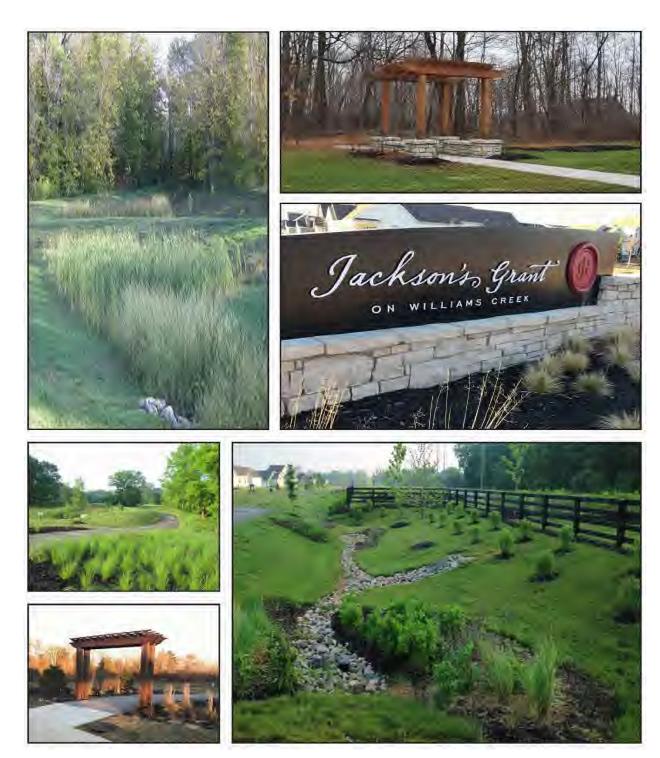
1256	Section 1.	Development Restrictions.			
1257 1258	1.1	A minimum of seventy-five (75) percent of home plans to be offered shall have the master bedroom on the main floor.			
1259 1260	1.2	A minimum of seventy-five (75) percent of home plans to be offered shall be limited to one (1) or one and one half (1 ½) story elevations.			
1261 1262	1.3	Low maintenance exterior materials, in accordance with <b>Exhibit D</b> , shall be required on all homes.			
1263 1264	1.4	Irrigation systems shall be required to be installed, at a minimum, for the front yard of all homes.			
1265 1266	1.5	Creative configuration of units and the land plan to decrease maintenance, increase safety of residents and facilitate resident interaction including:			
1267		A. Reduced front setbacks;			
1268		B. Automatic dusk to dawn yard or coach lights on the garage;			
1269		C. Community design which facilitates and enhances walk-ability;			
1270		D. Proximity and interconnectedness to community services; and			
1271 1272 1273		E. Proximity to common areas with amenities focused on the active adult lifestyle including walking trails, nature observation areas, sheltered gathering areas, etc.			
1274	Section 2.	Declaration(s) of Covenants Provisions.			
1275 1276 1277	2.1	The Owners' Association(s) shall offer an annual contract to all homeowners for low maintenance on their lots (e.g., lawn mowing, lawn maintenance and snow removal).			
1278 1279	2.2	The Declaration(s) of Covenants shall include provisions that prohibit play sets, trampolines, sandboxes and mini-storage barns.			
1280 1281	Section 3.	<u>Universal Design.</u> Universal Design features shall be offered by the builder to homeowners as options in all active adult homes including:			
1282 1283	3.1	Minimum thirty-six (36) inch wide passage doorways for the main living areas, master bedroom and master bathroom;			
1284	3.2	Minimum nine (9) foot ceiling height in the primary living area;			
1285	3.3	Hand rails near stairs;			

#### EXHIBIT G | EMPTY-NESTER / ACTIVE ADULT STANDARDS FOR SINGLE-FAMILY HOMES

1286 1287	3.4	Minimum forty-eight (48) inch tall bathroom vanities and elevated toilets in master bathroom;
1288 1289	3.5	No step threshold entry into home or an entry designed for an addition of a handicap ramp in the future without reconstruction and master shower with shower chair;
1290 1291 1292	3.6	Minimum thirty-two (32) inch wide clear opening (per ADA Accessibility Guidelines for Buildings and Facilities, sec. 4.135) doorways for exterior doorways, the main living areas, master bedroom and master bathroom;
1293	3.7	Master bedroom walls blocked to provide for installation of grab bars;
1294	3.8	Master bathrooms with the shower stall separate from the tub (if a tub is installed);
1295	3.9	Security system connected to EMS, fire and police; and
1296	3.10	Flashing porch light or 911 switch.
1297 1298	Section 4.	<u>Two Story Homes.</u> For two story homes with all bedrooms on the second floor, one of the following shall be required:
	<b>Section 4.</b> 4.1	
1298 1299		one of the following shall be required:  A flex room that can be converted into a bedroom on the first floor, and a full
1298 1299 1300	4.1	one of the following shall be required:  A flex room that can be converted into a bedroom on the first floor, and a full bathroom on the first floor;
1298 1299 1300 1301 1302	4.1	one of the following shall be required:  A flex room that can be converted into a bedroom on the first floor, and a full bathroom on the first floor;  An elevator;  Stacked closets on the first and second floor pre-framed to accommodate an

#### EXHIBIT H-1 | OPEN SPACE CHARACTER IMAGES

1309



## EXHIBIT H-2 | RESIDENTIAL CHARACTER IMAGES -SINGLE-FAMILY HOMES

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# EXHIBIT H-2 | RESIDENTIAL CHARACTER IMAGES -SINGLE-FAMILY HOMES (Continued)

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#### EXHIBIT H-3 | RESIDENTIAL CHARACTER IMAGES -TOWNHOMES

1316









# EXHIBIT H-4 | NEIGHBORHOOD COMMERCIAL CHARACTER IMAGES

1318







# EXHIBIT H-5 | SIGNAGE & MONUMENTATION CHARACTER IMAGES

1320



#### EXHIBIT I | CONDITIONS TO ENACTMENT OF ORDINANCE Z-653-20

1322	The following are imposed as conditions to the enactment of the Jackson's Grant Village Planned				
1323	Unit Development District Ordinance Z-653-20 (the "Ordinance"), pertaining to the Real Estate,				
1324	and are hereby referenced as Exhibit I (the "Conditions"). If any Condition conflicts with a				
1325	provision of the Ordinance, then the more restrictive shall apply.				
1326	1				
1327	Section 1.	The following shall apply to Area C's commercial uses:			
1328		G			
1329	1.1	No single commercial building shall have a first-floor footprint greater than 7,500			
1330		square feet.			
1331	1.2	At least 5,000 square feet of restaurant and/or retail uses shall be included within			
1332		the first two buildings combined at the time of opening the second building.			
1333					
1334					
1335					
1336					
1337	[TH	IE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;			
1338	_	SIGNATURE PAGE FOLLOWS.]			

1339	Section 20. Adoption.					
1340	This Ordinance shall be in full force and effect from and after its passage by the Council.					
1341						
1342	<b>Z-653-20 PASSED</b> by the Common Council of the City of Carmel, Indiana, this					
1343	day of	, 20	, by a vote of	ayes and	nays.	
1344 1345		COMMON COI	UNCIL FOR THE	CITY OF CARMI	EL	
	Laura D. Ca	ampbell, President	H. Br	uce Kimball		
	Sue Finkhar	m, Vice-President	Miles	Miles Nelson  Kevin D. Rider		
	Adam Aase	n	Kevin			
	Anthony Green		Jeff V	Vorrell		
	Timothy J.	Hannon				
	ATTEST					
1346	Sue Wolfga	ng, Clerk				
1347 1348 1349	I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Steven D. Hardin.					
1350 1351 1352		ent prepared by: Stever ker Biddle & Reath LL		-		
1353						